

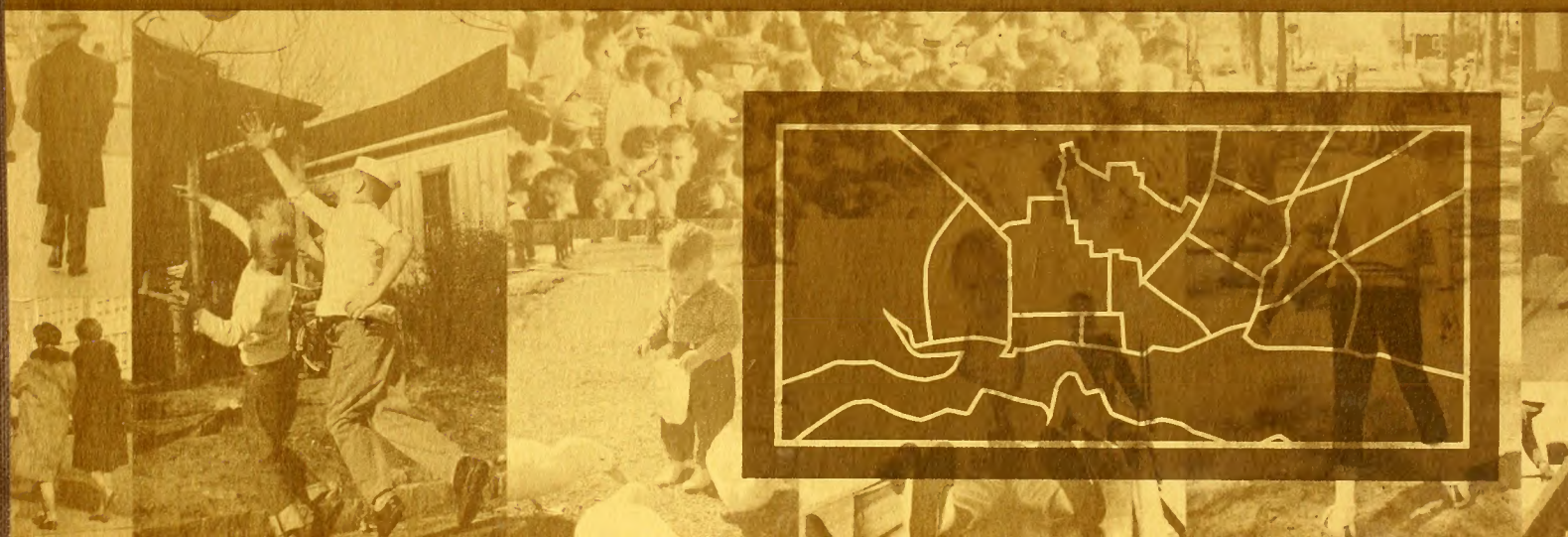
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TOWARD TOTAL RENEWAL

an analysis of the neighborhoods in
WASHINGTON, NORTH CAROLINA





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TOWARD TOTAL RENEWAL
an analysis of the neighborhoods in
WASHINGTON, NORTH CAROLINA
their assets, liabilities, problem solving programs
under way, and suggestions for additional action



By Ruth L. Mace and L. Lane Sarver



FOREWORD

Several years ago, the City of Washington embarked upon a formal program of community planning. The objective of this program is to give direction to the growth and development of the community so as to provide the best possible physical environment for its inhabitants, both present and future. The primary responsibility for this program rests with the Washington Planning Board, which consists of local citizens appointed by the City Council.

The duties of the Planning Board, according to the General Statutes of North Carolina, are "...to make careful study of the resources, possibilities and needs of the city or town, particularly with respect to the conditions which may be injurious to the public welfare or otherwise injurious, and to make plans for the development of the municipality."¹ The Planning Board also has the responsibility of advising the Council on matters concerning zoning, subdivision of land and urban renewal and redevelopment. The Washington Planning Board has contracted with the Division of Community Planning to provide technical assistance in this work.

The Washington Planning Board, with staff furnished by the Division of Community Planning, has been conducting studies, compiling and analyzing information, and preparing plans which will culminate in a General Plan for the growth and development of Washington. The objectives of this General Plan are to identify problem areas in the community, to anticipate the future needs of the population in terms of land use, jobs and governmental

services, to formulate goals and standards for the development of the community, and to incorporate these goals and standards into plans and programs which will correct existing problems and provide for the future needs of the population.

The General Plan consists of a number of different but related elements, many of which have already been completed. Completed elements include the preparation of base maps, a Population and Economy study, Preliminary Thoroughfare Plan, Community Facilities Plan, Public Improvements Program, Land Use Plan, and a Revised Zoning Ordinance. Presently in preparation is a parks and recreation study.

This neighborhood analysis report was prepared for the Division of Community Planning and the City of Washington by the consulting firm of Ruth L. Mace. L. Lane Sarver worked with Mrs. Mace in its preparation. Many public officials of the City of Washington, Beaufort County and the Division of Community Planning advised and assisted in this work, as did a number of community leaders. The consultants are grateful to the many people who cooperated with them. Special thanks are due to the following:

Officials of the City of Washington: Jack C. Coss, former City Manager; James W. Bowen, City Clerk and Acting City Manager; Police Chief Phillip Paul; Fire Chief Fred Potts; Fred Harwell, City Tax Collector; Miss Betsy Rollins, Personnel Accountant; Earl Daniels, Building Inspector.

Redevelopment Commission and Housing Authority: William L. Cochran, Jr., Executive Director; William Tyndall, Assistant Director; Eric Hill, Consultant to the Commission.

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Welfare Departments (County and State): James Clark, Director, Beaufort County Welfare Department; Mrs. Rita P. Tetterton, Supervisor of Case Work, Beaufort County Welfare Department; Mrs. Mary B. Hopkins, Clerical Supervisor. Miss Dorothea Tucker, Field Director, N. C. Department of Public Welfare.

Beaufort County Health Department: Dr. William A. Brown, Director; Miss Eva Cratt, Supervisor of Nursing services; and the staff.

Washington City Schools: William Daniels, Coordinator of ESEA program; Mrs. Callorie Champion, Director of the Head Start Program. O. A. Dupree, Principal, P. S. Jones High School.

Other County Officials: Jay M. Hodges, County Tax Supervisor; Chester Bright, County Agent; Home Demonstration Agents.

Community Leaders: Dr. Ray Silverthorn, Chairman, Tidelands Regional Mental Health Assoc., Co-Chairman, Mayor's Neighborhood Study Committee; Mrs. Mary Belle Toler, Washington Daily News; Mrs. J. C. Cayton, Garden Clubs Council; Mrs. Hallet Ward; Rev. Marion S. Poitier; Mrs. Dave Pickles.

C O N T E N T S

	<u>Page</u>
FOREWORD	i
MAJOR FINDINGS AND RECOMMENDATIONS . .	1
PART I: BACKGROUND AND GENERAL DISCUSSION	
About Washington, North	
Carolina	4
What Is Neighborhood Analysis?	4
What Is A Neighborhood? . . .	4
Why Neighborhood Analysis? . .	5
What Is Total Renewal? . . .	5
Why Total Renewal?	6
How Far Has Washington Come	
Along the Total Renewal Road?	6
Physical Renewal	6
Human Renewal	9
PART II: WASHINGTON'S NEIGHBORHOODS	
The City	17
West Riverfront	18
Central Business District.	22
East Riverfront	26
East Washington	32
Washington Heights	35
Northside	38
West End	42
Tayloe-Somerset	48
The Suburbs	50
Washington Park	52
Honeypod-Runyon Hills . .	56
Outlying Suburbs: West,	
North, East, South . . .	57
APPENDIX	61

L I S T O F T A B L E S

	<u>Page</u>
TABLE 1. Current Programs Having Aspects of Total Renewal In Washington, North Carolina	11

TABLE 2. Incidence of Social Problems Before and After Slum Clear- ance and the Construction of Public Housing in Washington, North Carolina	13
--	----

L I S T O F F I G U R E S

FIGURE 1. Priority Schedule Systematic Area Housing Code Enforce- ment, Washington, North Carolina	8
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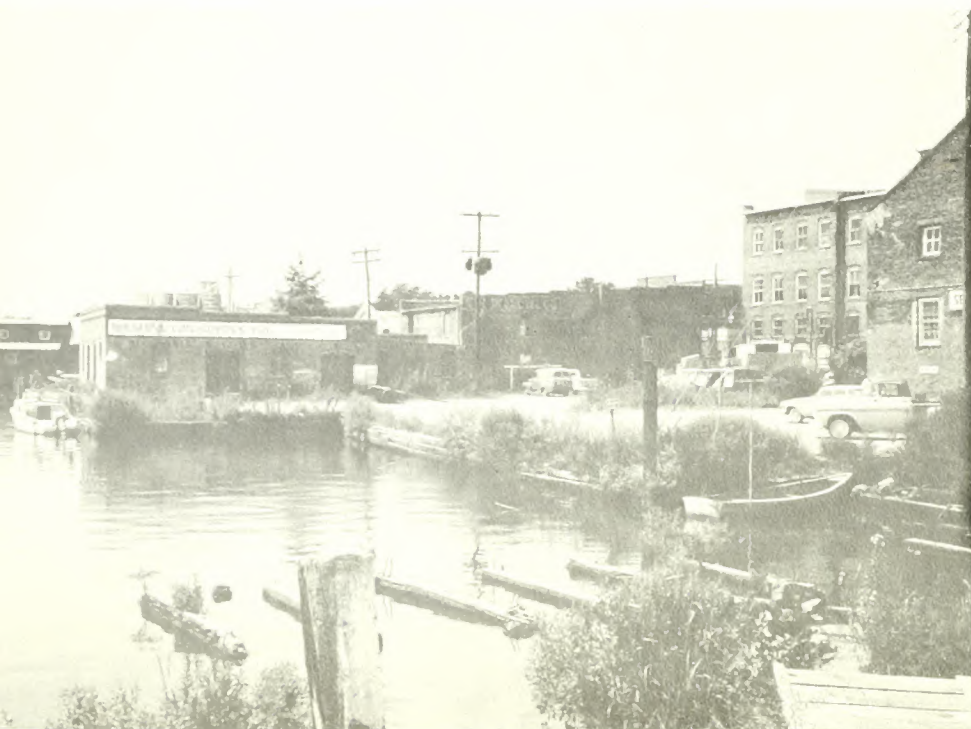
FIGURE 2. Neighborhoods, Washington, North Carolina Planning Area.	16
---	----

FIGURE 3. Illustrative Site Plan, Downtown-Waterfront Renewal Project Area	25
--	----

FIGURE 4. Illustrative Site Plan, East End Urban Renewal Project Area	29
---	----

FIGURE 5. Illustrative Site Plan, Wash- ington Heights Urban Renewal Project Area	37
---	----

FIGURE 6. Illustrative Site Plan, West End General Urban Renewal Area	47
---	----



MAJOR FINDINGS AND RECOMMENDATIONS

For a city its size, Washington has made tremendous strides in physical renewal. But, aside from constructing public housing, few "people-helping" programs have been set in motion to build a better life for Washington's low-income families who are most directly affected by this extensive city face-lifting activity.

On the basis of the findings of this survey and of conversations with numerous Washingtonians, many suggestions for additional public and private action are offered. Washington may not be able to afford to do all of the things suggested here. Nor will its leaders necessarily agree that all these things should be done. These suggestions are therefore provided as a beginning base for community discussion. Which of the problems pointed up by this report concern the community most? How much of what is proposed here would the community want to act on, if it could afford to do so? In what order does the community feel these problems should be tackled?

Detailed suggestions for each neighborhood are provided in context in Part II, under the headings "Suggestions for Additional Action." Major suggestions are summarized below:

1. Enlarge somewhat the geographic coverage and expedite federally-assisted urban renewal.
2. Develop a comprehensive human renewal program to accompany the extensive physical renewal program already under way. In this connection, explore the desirability of establishing a neighborhood center facility or facilities with grant

money available from the Department of Housing and Urban Development.

3. Build community interest in Washington's unique historic structures resource, and take affirmative action to conserve, restore, and put this resource to use to the full advantage of the community.
 - a. Promote restoration and use of fine old homes by young business and professional families.
 - b. Preserve and adapt historic structures to appropriate current uses.
 - c. Adopt historic zoning to protect this resource.
4. Capitalize fully on high value waterfront land, encouraging park and recreational development where appropriate and suitable commercial and residential uses.
5. Encourage the formation of neighborhood organizations to prevent and fight blight.
6. Encourage the development of sound subdivisions and well-rounded neighborhoods (incorporating shopping, service, and recreational facilities) in the community's rapid growth areas.
7. Consider the adoption of a formal annexation policy and the desirability of consolidation between the City of Washington and the Town of Washington Park.
8. Improve the image the city projects by cleaning up, beautifying, and protecting its major approaches.

Calculating the costs of translating all this "suggested additional action" into real action is a major job in itself, beyond the scope of this study.

Obviously, a great deal of money will be required to do even a few of the many things that might be done. But the first order of

business is to arrive at a determination of how much, if any of this, the community wants to do in the immediate future. On the basis of this determination, cost estimates can be developed and financing sources explored.

It is somewhat reassuring to realize that private action (on the part of Washington's civic and business leaders) is more appropriate than public action in relation to many of these proposals (see items 3,4,5 and 6 above). Furthermore, not everything proposed costs money. And substantial federal grants are available to pay much of the tab for new or expanded city and county programs from such agencies as the Department of Housing and Urban Development, the Department of Health, Education and Welfare, the Office of Economic Opportunity, the Department of Labor, and the Bureau of Outdoor Recreation of the Department of Interior.

In view of Washington's limited financial resources, the most promising federal program for assisting in accomplishing the goal of total renewal, as defined here, is the proposed Demonstration Cities program, now before the Congress, which is expected to become law shortly. To be administered by the Department of Housing and Urban Development, this new program is designed to encourage and assist cities which are willing to commit themselves to full-scale physical-human renewal efforts. "Demonstration cities" are expected to make concentrated and coordinated use of all available federal aids and all local private and governmental resources.

About fifty cities of varying sizes in all parts of the country will be selected as demonstration cities. In these cities, the federal government will pay 80% of the cost of planning, developing and administering

this program, and, in addition to the routine federal contribution to such existing programs as urban renewal, the Department of Housing and Urban Development will make a supplemental grant of up to 80% of the required local share. As a demonstration city, Washington could expect to pay \$50,000 for urban renewal costing a total of \$1 million rather than the \$250,000 presently required.

In view of the outstanding renewal progress made by the City of Washington among the nation's cities in its size range, and the recognition already accorded this effort by the Urban Renewal Administration, Washington probably stands an excellent chance to be selected as a demonstration city, should it wish to be selected. The competition for demonstration city status is already keen. Washington's community leaders should give immediate attention to the potential of this new program, and register its interest in being selected as a demonstration city, if, in fact, this interest exists.

PART 1 background and general discussion



This report presents the results of an analysis of the neighborhoods that make up the City of Washington, North Carolina, and the surrounding community within the boundaries of the officially designated Washington Planning Area (i.e., the territory surrounding the city within a one mile radius of the corporate limits).

About Washington, North Carolina

The City of Washington is located in Beaufort County in the heart of North Carolina's coastal plain region, 105 miles east of the state capital at Raleigh, approximately 135 miles south of Norfolk, Virginia, and 90 miles inland from the Atlantic Ocean. First laid out by Colonel James Bonner at the "Forks of the Tar" on the northern bank of the Tar and the Pamlico Rivers in 1776, Washington was named by the Colonel for his Commander-in-Chief, General George Washington. The city was incorporated in 1782 and recognized as a port in 1784. In 1785 it became the Beaufort County seat.

Beaufort County's early history was marked with duels, pirates, Indian fights and near rebellions. Washington came in for its share of conflicts during the Civil War. The town was taken by the Federals in March 1862, and Confederate efforts to recapture it in 1862-1863 failed. It was almost wiped out by burning and shelling by evacuating Federals in April 1864.

Washington was a major depot and a center of privateer activity during the Revolutionary War. Its importance as a port increased after the war, and shipping traffic became second only to Wilmington's as ships plied the Pamlico loaded with the products of Beaufort County's bountiful forests and rich agricultural land. Regular steamship lines

were established in 1847, and the steamers operated between Tarboro and Hyde County, further increasing the port's share of water-borne commerce.

The City's importance as a port began to decline with the coming of the railroad and the death of the naval stores industry, and the economy of the area shifted to lumbering, commercial fishing and agriculture. Today a community of about 10,000, Washington is the commercial and industrial center of the still primarily agricultural Beaufort County. Recent substantial efforts to bring in new industry and diversify the economy have been conspicuously successful, and a new era of growth appears to be at hand. Prominent among the recent arrivals in the Washington area are the Texas Gulf Sulphur Company's plant in the neighboring Aurora community and the Hamilton Beach plant in Washington proper.

What is Neighborhood Analysis?

Neighborhood analysis is a section by section study of a city which concentrates on physical blight and associated problems and analyzes the character, composition, strengths and weaknesses of each neighborhood.

What is a Neighborhood?

Neighborhoods are, at one and the same time, geographic areas and groupings of people. "Similarity" is the common characteristic of both.

As geographic areas, neighborhoods are groups of contiguous structures, similar in age, size and condition, in the same location, areas which share similar problems and which possess or lack a similar level of public and private services and facilities.

As groupings of people, neighborhoods consist of populations, living in the same geographic area, with similar social, economic, and cultural characteristics, which share common problems and concerns and hold common goals for a good living environment.

Why Neighborhood Analysis?

Neighborhoods provide a useful and convenient unit for understanding the make-up of a city. They are small enough to be easily comprehended and large enough to make sense as separate entities. Neighborhoods are naturally occurring units. People identify with them and frequently are identified by the part of town from which they come. For these reasons, neighborhoods are the base units around which the institutions of city life -- schools, churches, clubs, shopping areas -- are organized. Looking at a city neighborhood by neighborhood is like examining discrete parts of a large object under a magnifying glass. Each part is distinctive and has meaning in itself. An intensive, detailed study of the make-up of the parts leads to a full understanding of the whole.

Recognizing the logic and usefulness of this approach to a comprehensive understanding of city problems as a basis for devising solutions to them, the federal government specifies "neighborhood analysis" as one of the major required components of the Workable Program for Community Improvement. This is a comprehensive program for the prevention and elimination of blight, involving both public and private actions. To qualify for federal urban renewal and housing assistance on a continuing basis, a city must formulate and carry through such a program.

Neighborhood analysis generally comes early in the renewal program planning process, as

a means of identifying problem areas and assigning priority for action to those in greatest need of attention. In the customary scheme of things, neighborhood analysis comes late to Washington, where a renewal program covering half of the city's land area is well advanced. To come this far in renewal as successfully as the City of Washington has, much of the routine stock-taking job of neighborhood analysis has, of course, been accomplished, although the formal neighborhood analysis requirement of the Department of Housing and Urban Development has not been met. Undertaking of a formal neighborhood analysis to meet the federal government's requirements at this point in time presents a unique opportunity for reviewing Washington's renewal program to date to measure results, assess effects, and determine what remains to be done to accomplish total renewal, a feasible goal in this relatively small and prosperous community, where such substantial strides have already been made.

What is Total Renewal?

As compared to urban renewal (physical renewal), which has been going on around the country for almost twenty years, total renewal is a relatively new concept embracing social planning and action as well as physical planning and action. It is comprehensive in relation to area and program. For a small city like Washington, it implies communitywide elimination of physical blight and the conditions that make for blight, and a simultaneous communitywide, many-faceted human renewal program to eliminate poverty and the social problems associated with it and to materially raise the aspirations and the standard of living (as well as improving living conditions) of the city's underprivileged population.

Why Total Renewal?

The argument for total renewal implies that the clearing of slums and construction of new housing (or upgrading of substandard structures) will not, in and of themselves, solve the problems of people;² and that, as important as the goal of improving the appearance and livability of the city may be, the solution of human problems is as or more important.

At this time, a concerted effort to deal with human problems is important for very practical as well as moral reasons. Recent development in other parts of the country show, as Governor Moore has recently pointed out, that indifference, complacency and the outright refusal "of some citizens to be deeply concerned about the public good" may be the greatest enemies of law and order. With the prevailing national climate, under-attention to obvious human problems is short-sighted and risky public policy. Beyond this, it is a well established fact that the more prosperous and comfortable every member of a given community is, the more prosperous and attractive the whole community will be. To take this line of reasoning one step further, it is also clear the new business and industry will be attracted to the town that, not only looks good, but has a good supply of relatively problem-free labor, healthy, reliable, well-trained people, at peace with their surroundings. To the extent that the Washington community may be lacking on this

score, the total renewal approach offers a unique opportunity to begin to correct this deficiency at a highly strategic time. As slums are wiped away and a new city takes shape, the former slum dweller finds himself in a new or better home. Here he is given proof positive that a better life for him and his family is possible. With this as a good faith down payment, he and his family are bound to be more than usually receptive to human development efforts of many kinds.

With the large investment in money and effort which Washington and the federal government are making in physical renewal, one further observation may be made. It has been said that "people make slums," and, in order to clear slums effectively, one must "take the slums out of people." To protect the investment in physical renewal, a further commitment to accompanying human renewal seems necessary.

How Far Has Washington Come Along The Total Renewal Road?

Physical Renewal

For a city its size Washington, North Carolina, has made tremendous strides in physical renewal and, in the process, received well-deserved nationwide publicity. Two projects -- the 412-acre East End Area and the 45-acre Washington Heights Area -- are in execution, and a third project -- the 59-acre Downtown - Waterfront Area -- is about to go into execution. The city also has a General Neighborhood Renewal Program covering the 169-acre West End Area. Clearance, conservation and rehabilitation are programmed for a total of almost 700 acres, almost exactly half the developed acreage in the city. Precise details on the progress to date in projects in execution and in planning for the newer renewal areas are provided

² On the basis of experience over many years in other communities, there is ample evidence to support this proposition. Later in this report (see pages 12-14), Washington's early experience along these lines is briefly discussed.

in the new (third) annual report of the Redevelopment Commission of the City of Washington. Almost 200 of the 300 structures to be demolished have been torn down and many of the 627 buildings programmed for renovation have been or are about to be worked on.

Conservation and rehabilitation action in renewal areas is administered by staff of the Redevelopment Commission. The city's housing code inspection and enforcement program, administered by the Inspections Department, concentrates on areas not under urban renewal. The city program has been in progress since July 1965. Inspections are routinely conducted on two bases, a vacant dwelling inspection program and a scheduled citywide area program. As they become vacant, all dwelling units are inspected before they may be reoccupied. Utility service is not reconnected before required improvements are made. To date, more than 500 vacant dwelling units have been inspected and brought up to minimum standards. Routine inspections are also systematically conducted on an area basis. As shown on Figure 1, priority assignments have been made to sections of the city outside the jurisdiction of the Redevelopment Commission. The total area inspection program is scheduled over a five-year period. Order of inspection priority corresponds with the numbers shown on the face of the figure. Each of the areas designated roughly corresponds with an anticipated year's effort. The program has been moving along well, and is currently ahead of schedule, so that it may be completed in less than the five years anticipated.

Accompanying renewal and code enforcement efforts, 165 units of new public housing (50 in Washington Heights and 115 in West End) have been built and are currently fully occupied.

Other programs of city government closely related to physical renewal include city planning and zoning activities, related building permit issuing functions, and many of the activities of the streets, sanitation, and utilities departments.

City planning and zoning establish guidelines for physical renewal through the master plan and the zoning ordinance which is the device for implementing it. Within renewal project areas, the Redevelopment Commission is responsible for needed detailed planning. But the detailed plans must be in conformance with the master plan and meet related zoning requirements. Plans of the Redevelopment Commission are subject to the approval of the Washington Planning Board. Comprehensive planning for the City of Washington is performed by staff of the Division of Community Planning of the North Carolina Department of Conservation and Development.

Building permit issuing activities of the city's Inspections Department are important to the prevention of future blight. All new construction in the Washington Planning Area must conform to zoning ordinance and city building code requirements.

Washington's Public Works, Sanitation, and Utilities Departments play an important role in keeping up the city's appearance and preserving sound neighborhoods. Streets in renewal and public housing project areas have been improved and paved. Street improvements are important elements of future renewal action. In the fight against blight in Washington, sanitation service (waste collection and street cleaning) to blighted neighborhoods has been stepped up and concerted efforts have been made to remove roadside junk and abandoned automobiles. The

Figure 1. PRIORITY SCHEDULE SYSTEMATIC AREA HOUSING CODE ENFORCEMENT,
WASHINGTON, NORTH CAROLINA



installation of new street lighting and utilities is part of the city's continuing improvement program.

To sum up, considerable physical renewal action covering an extensive geographic area is in progress in the City of Washington. As the Urban Renewal Administration pointed out in its story on Washington's renewal program, this city has undertaken action "wider in scope than many communities two or three times its size." Part II of this report, which looks at Washington's neighborhoods in detail, comments specifically on renewal activities in various parts of the city, pointing up the need for program expansion or modification in several respects in line with the findings of this study. Your attention is particularly directed to "Suggestions for Additional Action" at the conclusion of the sections on the following neighborhoods: Central Business District, East Riverfront, East Washington, Washington Heights, and West End.

Several general observations may be made regarding Washington's physical renewal program on the basis of this study. Not surprisingly, despite the extensive areal coverage of the local renewal program, it is not quite enough. Beyond this, the staging of renewal action may be questioned, in several instances, in relation to the intensity of social problems in particular sections of renewal areas.

For example, the West End Neighborhood, as defined herein, is somewhat larger than the West End General Neighborhood Renewal Area. As the map of this neighborhood shows (see page 43) the greatest concentration of social problems is localized in that portion of the neighborhood not presently included in the renewal area. Furthermore, the section of the renewal area presently last on the action

timetable also contains a high concentration of the families who are social problem-prone. There are similar blocks in other renewal project areas where action proposed seems inadequate to the intensity of the social problems this analysis points up.

Two other comments relating to renewal program emphasis suggest themselves. In the view of the authors, the very considerable potential offered by the riverfront and other waterfront lands has not been fully exploited. This is particularly the case with reference to plans for downtown revitalization. Further, in view of Washington's relatively unique historic structures resource, the minimal emphasis accorded historic preservation and rehabilitation of the venerable old homes in declining neighborhoods is an unfortunate weakness in renewal planning.

Human Renewal

In Washington as elsewhere, planning and action for physical development and redevelopment is far ahead of planning and action for human development, especially as this relates to low income people. Neither has coordination been achieved in "people-directed" programs to as great an extent as in physical development programs. Furthermore, no large effort has been made in Washington to tie "people-helping" programs to urban renewal and public housing programming. Only two direct tie-ins have been identified. Both relate to public housing. County Home Demonstration agents have conducted home-making classes, on a limited basis, with varying degrees of success, for residents of the new public housing. The Local Housing Authority is teaming up with the city Recreation Department in the West End Neighborhood where Housing Authority community building funds will be used to expand and renovate a city

recreation center near the public housing site.

This is not to say that the Washington community lacks social action programs or interest in building a human development into the local redevelopment effort. There are many agencies both public and private (see Table 1) concerned with the problems of the poor and disadvantaged who live in the blighted neighborhoods affected by renewal and in public housing. However, to date, the fact of renewal and housing has had no direct impact on the programs of these agencies. Programs have not been expanded or modified either to deal with the new problems that change inevitably creates or to take advantage of the great potential for upward mobility that results from markedly improved living conditions when families are relocated out of slums into new or greatly improved housing.

As it has for many years, the Beaufort County Health Department continues to provide a variety of treatment services as well as preventive medical services for the community's low income families, many of whom live in public housing or renewal areas, at the Health Center clinic on Harvey Street in the East Riverfront Neighborhood. The newly organized Tideland Regional Medical Health Center provides a valuable service on a pay-as-you-can basis previously entirely lacking to residents of low income neighborhoods. At present, the Center is operating with limited staff on a part-time basis in temporary quarters, a large old house on Second Street in the West Riverfront Neighborhood. Plans for adding a new wing to the Beaufort County Hospital for a full-scale diagnostic clinic and treatment center are in their final stages. This new facility is expected to be in operation by 1968, fully staffed with psychiatrists, psychiatric social workers,

and a trained nursing staff.

The County Welfare Department is responsible for distributing financial assistance to impoverished families with dependent children, and to disabled persons, the blind, and the aged whose own financial resources will not sustain them. Welfare workers also try to visit and counsel the people the Department supports, but such service is very limited because of the heavy caseload and shortage of social workers. Welfare administrators, in particular, recognize both the additional burden and the opportunity arising from the city's extensive renewal activities, and have expressed substantial interest in participating in human development programs in relation to the community improvement effort.

Education, for children and adults, is the key element in improving the human condition. Many of the new federal Great Society programs recognize this fact. Among the new special programs for culturally deprived children, Washington has taken advantage of the Head Start Program and of financial assistance under Title I of the Elementary and Secondary Education Act of 1965. During the past summer, more than 250 preschool youngsters were enrolled in these programs. The Washington School Board has taken on a full-time director of ESEA activities, and this early childhood education program is scheduled to continue throughout the school year.

Vocational training for Washington's adults and young adults is provided by the Beaufort County Industrial Education Center. Courses are specially tailored to train local people for jobs in the new industries moving into the area.

Many of Washington's civic and service clubs have interests and projects in the city's

TABLE 1

CURRENT PROGRAMS HAVING ASPECTS OF
TOTAL RENEWAL IN WASHINGTON, NORTH CAROLINA

PROGRAM	ADMINIS- TRATION			FINANCING					NATURE OF PROGRAM					
	City	County	State	City	County	State	Federal	Private	Fighting Physical Blight	Combating Social Problems	Building New Physical Facilities	Developing Human Resources	Preventing Blight's Spread or Recurrence	
Urban Renewal	●			●			●		●	○	●	○	●	
Public Housing	●						●			●	●	○	○	
Health		●			●	●	●			●		○	○	
Mental Health		●			●	●	●			●		○	○	
Welfare		●			●	●	●			●		○	○	
Fire Protection	●			●					●				○	
Police	●			●						●		○	○	
Code Enforcement	●			●			●		●				●	
Building Permits	●			●							●		●	
Streets	●			●					●		●			
Sanitation	●			●					●				●	
Utilities	●			●					●		●			
Planning	●			●		●	●		●		●		●	
Zoning	●			●									●	
Education Regular		●			●	●						●	○	
Special		●			●		●			●		●	○	
Vocational		●			●	●	●			●		●	○	
Ag. Extension		●			●	●	●			○		●	○	
Salvation Army								●		●		○	○	
Garden Clubs								●	●				○	
Churches								●		○		○	○	
Civic Clubs								●	○	○		○	○	

Legend: ● Operating program
○ Potential program

blighted neighborhoods. The Salvation Army, which maintains a mission and chapel to provide social services and counseling to the indigent, and the Garden Club Council, which has spearheaded beautification and clean-up, fix-up activities in various parts of the city, are among the most active of the community's private organizations in the areas of renewal concern. Substantial church involvement with social as well as spiritual welfare, in many communities a major element in human renewal programs, has not developed to a great degree in Washington's problem neighborhoods.

Public and private social agencies and organizations which either provide or might provide special services to underprivileged people in a total renewal program, are listed on Table 1. The Washington community has not as yet established a community action agency to take advantage of federal anti-poverty funds made available under Title II of the Economic Opportunity Act of 1965.

It has been suggested earlier that slum clearance and improved housing alone will not solve the problems of people. In this connection, it is interesting to review the data presented on Table 2 which locates Washington's problem people the year before and the year after urban renewal and public housing took effect. While too few months have gone by to draw any firm conclusions, a few significant developments may be observed.

Since fires or crimes frequently occur in slum areas, this table reports on their incidence as well as the incidence of welfare cases and health problems. For the community as a whole, both health problems and fires have declined. In both cases, some share of the credit undoubtedly is due to

renewal action and new public housing construction. With regard to health, it has frequently been demonstrated that health conditions improve with better housing. At the same time, advances in medical science may account for a substantial proportion of the decline noted here.

The decrease in total fires (false alarms, and minor as well as major conflagrations) was scarcely large enough to be significant. On the other hand, major fires (damage over \$300) declined substantially. The new fire station, with new equipment, in a location near the West End (which had the most dramatic decrease) probably largely explains this sharp decrease.

Both arrests and welfare cases increased substantially over the two-year period studied. The increase in welfare cases may be explained in large part by a stepped-up effort to reach people in need of assistance with a change in the Welfare Department administration. At the same time the sharply increased proportion of welfare cases in the West End Area is probably due to the fact that many welfare recipients moved into this neighborhood from cleared areas in the East End and Washington Heights. Of 174 families relocated from these project areas, almost 100 have moved into West End, more than 50 of these into the public housing project. Almost a third of the families who live in the public housing project in the Washington Heights Neighborhood are also welfare recipients. This may well account for the increase in the proportion of welfare cases in the Washington Heights Neighborhood, despite the considerable clearance here. Thus it appears that, with renewal and public housing, many welfare cases were simply shifted from one location to another, with no reduction in the total case load.

TABLE 2
INCIDENCE OF SOCIAL PROBLEMS BEFORE AND AFTER SLUM CLEARANCE
AND THE CONSTRUCTION OF PUBLIC HOUSING
IN WASHINGTON, NORTH CAROLINA

Percent of all Cases

NEIGHBORHOOD	HEALTH		WELFARE		FIRES ^a				ARRESTS	
	Fiscal		Fiscal		All Fires		Major Fires		Fiscal	
	1963-64	1965-66	1963-64	1965-66	1964	1965	1964	1965	1963-64	1965-66
							(12)	(7)		
West Riverfront	1.1%	1.4%	17.0%	6.2%	5.4%	8.0%	--	--	4.5%	6.1%
Central Business District	6.4	1.4	2.1	2.6	10.0	12.0	--	14.3	3.3	9.8
East Riverfront	3.2	8.2	25.2	15.0	16.3	14.4	8.0	14.3	24.4	15.8
East Washington	1.1	4.1	7.9	6.7	11.6	13.6	8.0	--	4.3	7.6
Washington Heights	11.7	4.1	2.2	5.4	.8	3.2	--	--	3.5	1.5
Northside	--	4.1	4.5	1.8	7.8	7.2	8.0	14.3	3.3	1.7
West End	75.5	75.6	45.9	61.8	45.0	37.6	66.7	42.9	54.9	57.1
Tayloe Somerset	1.1	--	--	--	.8	10.0	--	14.3	1.8	--
Washington Park	1.1	1.4	--	--	1.6	2.4	8.0	--	--	.5
Honeypod-Runyon Hills	--	--	--	--	.8	1.6	--	--	--	--
Overall Change	<u>Down</u> one-fifth		<u>Up</u> one-third		<u>Down</u> 3%		<u>Down</u> 42%		<u>Up</u> 50%	

^aFire statistics are for calendar years.

A similar series of events probably took place with respect to crime, although the shift indices are less dramatic. In fiscal 1963-64 less than 55% of the arrests were of West End Neighborhood residents. After more than 100 families had been relocated into this neighborhood from renewal project areas, more than 57% of the arrests were of individuals residing in West End. Looking at total numbers of arrests in each neighborhood, we may obtain a somewhat clearer insight into what has happened. The East Riverfront Neighborhood, which has undergone the most clearance, showed an absolute decrease in arrests of 4%. At the same time, as has been noted, arrests in the city as a whole went up by more than 50%. This might be proposed as clear proof that crime rates decline with urban renewal, except for the fact that more than half of the families relocated from the East Riverfront Neighborhood moved into the West End Neighborhood whose crime rate increased by 55%, 5% more than the citywide average. As with welfare, it appears that, with clearance, crime problems are simply being shifted elsewhere in the community.³

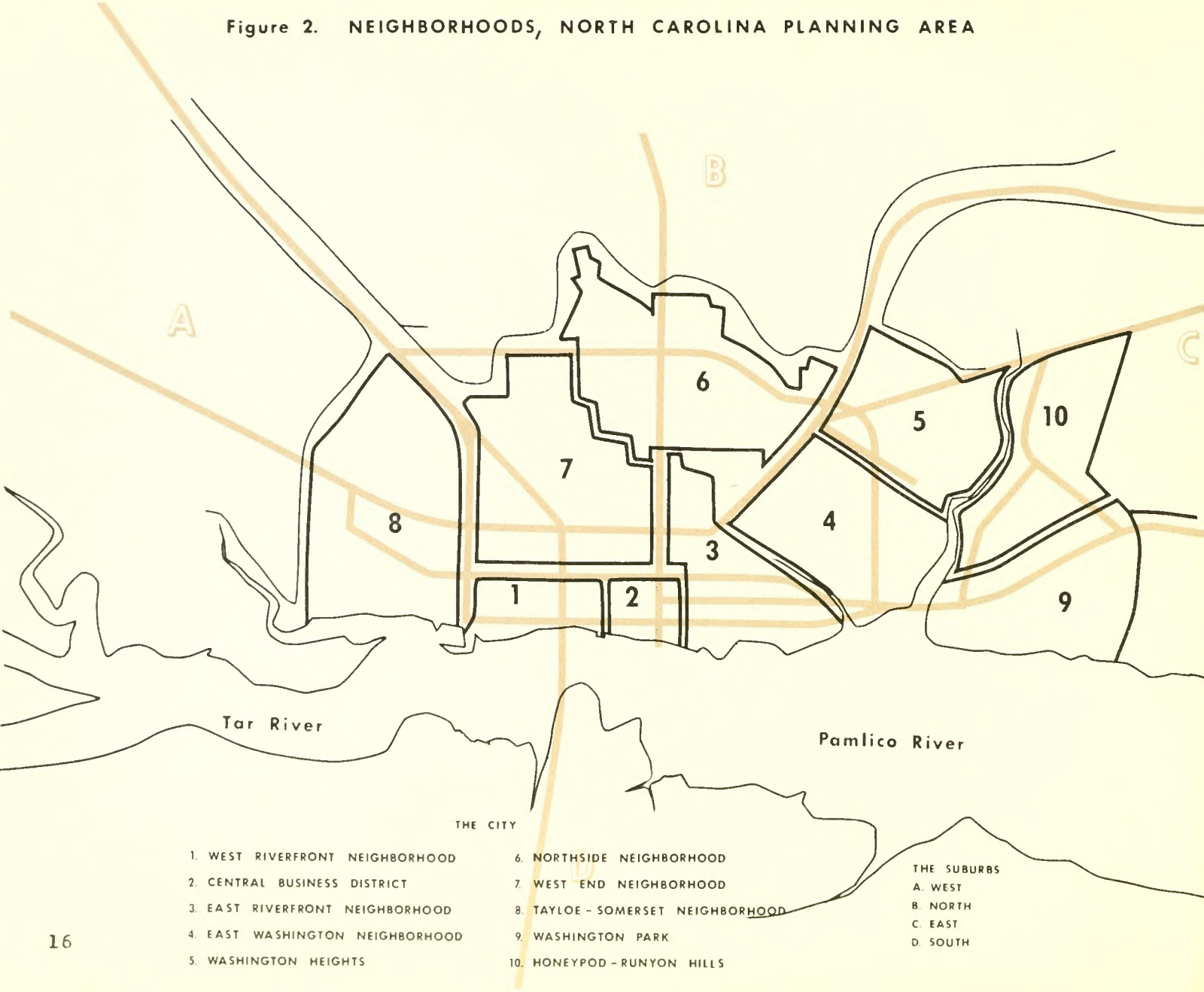
How far, then, is Washington on the total renewal road? Very briefly, it is well along the way with physical renewal, where outstanding progress has been made. Accompanying human renewal has not as yet taken shape, but there are local interest and a substantial base of existing public and private social agencies on which to build, should the community decide to move in this direction.

³ It is interesting to note, however, that the public housing area in the West End Neighborhood (see neighborhood map, page 43) is conspicuously crime free.

PART 2 washington's neighborhood's



Figure 2. NEIGHBORHOODS, NORTH CAROLINA PLANNING AREA



For purposes of this study, the Washington Planning Area has been divided into ten neighborhoods and four suburban areas (see Figure 2). Eight of the neighborhoods are inside the City of Washington, one is an independent municipality adjacent to the city limits, and one is an adjoining unincorporated suburb.

As noted earlier, neighborhoods have been defined in terms of similarity. Each neighborhood has a fairly distinctive character deriving from the social, economic, and cultural characteristics of the people who live in it. Near the edges merging characteristics sometimes make it difficult to draw precise dividing lines. In these cases, major natural features (streams), manmade features (railroads, highways, changed land uses), and areas of vacant land were used as convenient boundaries.

A fact sheet, compiled from available published and unpublished sources, introduces each city neighborhood (except for Washington Heights, a largely cleared area, partly inside and partly outside the city limits, where few data were available). Except as otherwise noted, sources of data provided on the fact sheets are as follows:

Land Area: Approximation, from map measurements.

People and Housing: U. S. Bureau of the Census, Census of Population, 1960; U.S. Bureau of the Census, Census of Housing, 1960: City Block Statistics, Washington, North Carolina; U. S. Bureau of the Census, Censuses of Population and Housing, 1960: Enumeration District Information for Beaufort County and Washington, North Carolina (unpublished).

Social Problems:¹ Welfare cases, Beaufort County Welfare Department, unpublished records; Arrests, Police Department (City), unpublished records; Fires, Fire Department (City), unpublished records.

¹ Detailed information on the number of particular health problems, welfare cases, fires, and arrests in the individual neighborhoods can be found in Item 2 of the Appendix to this report.



FACTS ABOUT THE WEST RIVERFRONT NEIGHBORHOOD

LAND

Area: 83 acres or 6% of the city total.

PEOPLE

Total population: 659 or 7% of the city total.

Nonwhite population: 80 or 2% of the city total and 12% of the population of the neighborhood.

HOUSES

All dwelling units: 271 or 9% of the city total. Of these 110 or 41% are owner-occupied, the average rate for the city as a whole.

Substandard dwelling units: 59 or 5% of the city total and 22% of all dwelling units in the neighborhood as compared to a 34% substandardness rate for the city. Of these, 49 are deteriorating and 10 are dilapidated.

Average house value is \$14,500 as compared to the city average of \$8,500.

Average monthly rent is \$41 as compared to the city average of \$33.

Residential density: 3.3 dwelling units per acre.

SOCIAL PROBLEMS (July 1965 - June 1966)

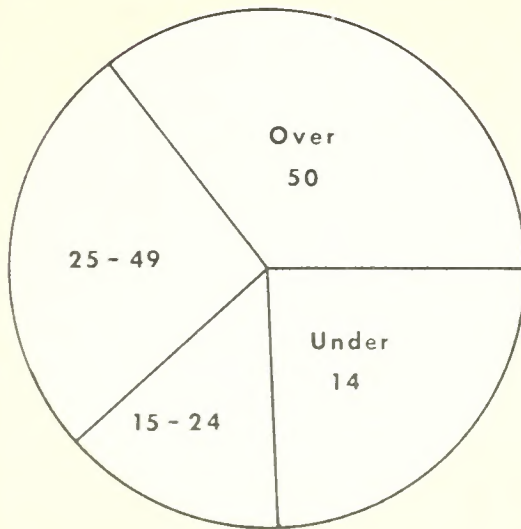
Arrests: 36 or 6% of the planning area total.

Fires: 10 or 8% of the planning area total.

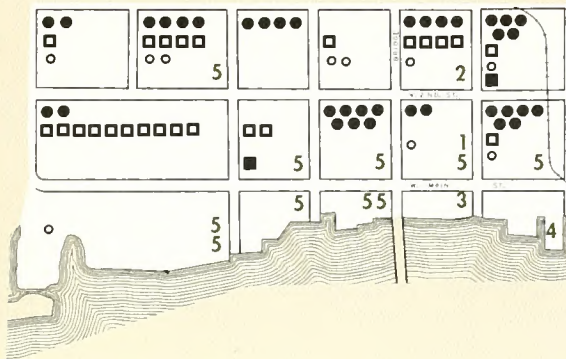
Welfare cases: 24 or 6% of the planning area total.

Health problems: 1

AGE CHARACTERISTICS OF THE WEST RIVERFRONT POPULATION

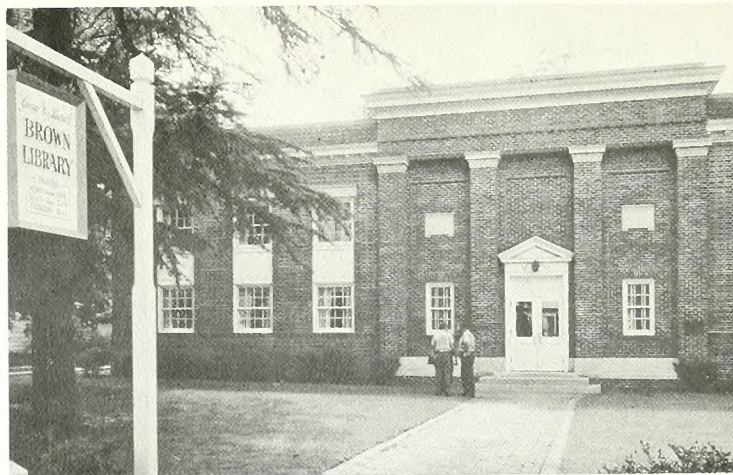
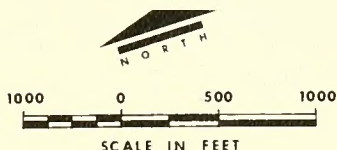


WEST RIVERFRONT NEIGHBORHOOD



- Arrests
- Fires
- Welfare Cases
- Health Problems

1. BROWN MEMORIAL LIBRARY
2. TIDELANDS MENTAL HEALTH CENTER
3. COAST GUARD STATION
4. HAVEN'S MILL
5. HISTORICAL RESIDENCES



THE WEST RIVERFRONT NEIGHBORHOOD

The West Riverfront Neighborhood contains some of Washington's finest and most notable residences. The history of Washington and much of Eastern North Carolina is mirrored in these gracious and lovely old homes and the tree-shaded streets they border. Here have lived statesmen and Supreme Court justices, Congressmen, prominent lawyers and leading bankers.

Assets

This is Washington's finest old residential area. It contains many structures of exceptional quality and historic significance, constituting one of the City's most valuable resources. Washington's major library facility, the Brown Memorial Library, is situated in the heart of this neighborhood. The riverfront here, presently the site of a recently abandoned Coast Guard Station and old Haven's Mill (once used as a Civil War prison), is the only open stretch on the West Side of the city and offers an excellent potential for development as a public open space.

Liabilities

As here defined, this neighborhood contains structures and residences of lesser quality, poorly maintained, facing on Third Street and other blighted buildings in the blocks east of Bridge Street.

Furthermore, the West Riverfront Neighborhood borders on a badly blighted district to the north and the central business district on the east. Inspection of the neighborhood points up warnings signaling the spread of blight -- old homes being converted to rooming houses and boarding houses; peeling paint, unmowed lawns, and other evidences of neglect; the incidence of social problems and social disorganization (see map showing frequency distribution of arrests, fires, and welfare cases). Commercial blight is showing up in the new business area along Bridge Street which serves passing highway traffic. This is unfortunate since Bridge Street and the bridge, as the major entryway into the city, project an impression of the city on the people who visit or pass through it.

The future of this neighborhood is most seriously menaced by the flight to the suburbs of younger business and professional families. Unreversed over time, this trend could empty the West Riverfront neighborhood of the families who can maintain its priceless historic heritage. The present age composition of this neighborhood is shown graphically with the neighborhood map. It will be noted that older people constitute a substantial majority in this section of Washington.

Special Problem-Solving Programs Under Way

The West Riverfront Neighborhood is scheduled for fifth priority (last) in Washington's five-year systematic housing inspection and code enforcement program.

Suggestions for Additional Action

Preservation and Conservation are indicated for this valuable and irreplaceable residential area. Specifically:

Efforts should be made to build community interest in this neighborhood as one of the city's most important heritages, and to encourage young families of substance to make use of these roomy, high quality homes as they come on the market.

The desirability of adopting historic zoning to protect this neighborhood should be explored.

Consideration should be given to a re-phasing of the housing code enforcement program to arrest the spread of blight before this seriously threatens the neighborhood.

Along with code enforcement, consideration should be given to the organization of a clean-up, fix-up campaign.

Serious attention should be given to the recommendation in the new recreation plan which the Division of Community Planning (North Carolina Department of Conservation and Development) is preparing for developing a riverfront park. In addition to other important benefits, such a park would serve as an inviting and fitting gateway to the renewed City of Washington.





FACTS ABOUT THE CENTRAL BUSINESS DISTRICT

LAND

Area: 59 acres or 4% of the city total.
 Assessed valuation (all real property): \$1.9 millions
 or 19% of the city total.

PEOPLE

Total population: 291 or 3% of the city total.
 Nonwhite population: 119 or 3% of the city total
 and 41% of the population of the neighborhood.

HOUSES

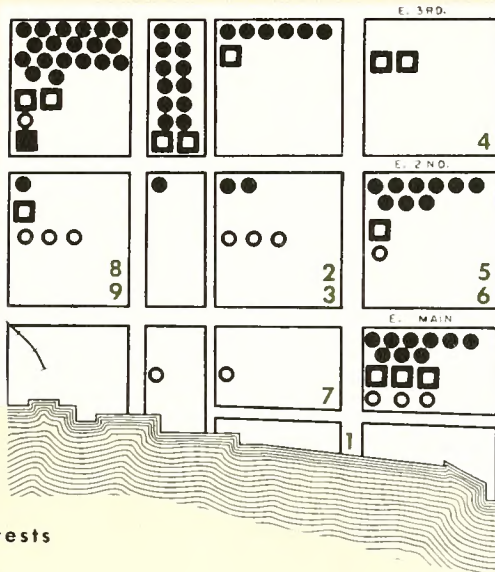
All dwelling units: 131 or 4% of the city total.
 Of these, 30 or 32% are owner-occupied. For the
 city as a whole the average rate of owner-
 occupancy is 41%.
 Substandard dwelling units: 50 or 5% of the city
 total and 38% of all dwelling units in the neigh-
 borhood as compared to a 34% substandardness rate
 for the city. Of these 31 are deteriorating and
 19 dilapidated.
 Average house value is \$8,500, the same as the city
 average.
 Average monthly rent is \$32, just \$1 below the city
 average.

SOCIAL PROBLEMS (July 1965 - June 1966)

Arrests: 58 or 10% of the planning area total.
 Fires: 15 or 12% of the planning area total.
 Welfare cases: 10 or 3% of the planning area total.
 Health problems: 1



CENTRAL BUSINESS DISTRICT



- Arrests
- Fires
- Welfare Cases
- Health Problems

1. MARKET STREET PLAZA
2. BEAUPORT COUNTY COURTHOUSE (c. 1792)
3. MUNICIPAL BUILDING
4. FEDERAL BUILDING AND COURTHOUSE
5. DR. SUSAN DIMOCK BIRTHPLACE
6. PATRICIAN INN
7. REDEV. COMM. PROJECT OFFICE
(MODEL RENOVATION)
8. FIRST PRESBYTERIAN CHURCH (c. 1820)
9. WEST END BRANCH, BANK OF
WASHINGTON (c. 1848)

CENTRAL BUSINESS DISTRICT

Nine blocks of downtown Washington serve as financial and commercial center for Beaufort, Pitt, and Craven Counties, and the seat of government for the City and Beaufort County. Downtown Washington is compact and efficient. Its riverfront and many of its older business buildings project a strong and distinctive personality.

Neighborhood Assets

The character, integrity, and identity of many center city structures constitute an important asset in every mature urban area, and downtown Washington contains a number of interesting buildings and a wealth of intriguing structural detailing on which to capitalize in the proposed downtown renewal program.

The CBD frontage on the Pamlico River presents a special opportunity for imaginative reuse. Several small, fine old brick warehouses along the riverfront have excellent remodeling potential as restaurants or other recreation-related commercial-service facilities where the river view and close proximity to the river would be a valuable amenity.

Washington's downtown is in good economic health. Its competitive advantage has not yet been damaged by suburban shopping centers, as has that of many other cities and towns in the state and nation.

Civic and business leaders communitywide have a strong interest in the downtown area. This is evidenced by the central business district urban renewal project about to go into execution, and by the fact that the development of suburban shopping centers, which would threaten the vitality of downtown, has been discouraged as a matter of community policy.

Neighborhood Liabilities

Most of the liabilities of downtown Washington have been recognized and provided for in the renewal plan. At present, there are difficulties in traffic movement both through the downtown area and in and out of it. At peak hours, parking is in short supply. Public buildings (both city and county) are inadequate to today's needs. Some buildings and business operations (for example, several wholesaling and small manufacturing enterprises), holdovers from an earlier day, are large, unattractive, and inappropriate land users in a contemporary business district. Many stores and office buildings are shoddy and rundown, and the street scene is further marred by a jumble of unsightly signs. Individual improvement efforts are not as effective as they might be were they related more closely to each other. Furthermore, "improvements" are not all well advised. New standardized metal storefronts sometimes bury interesting building details, valuable elements of individuality along Washington's business streets, which should be highlighted rather than hidden. Finally, Downtown Washington turns its back on one of its most invaluable assets -- 2500 feet of frontage on the Pamlico River.

Special Problem-Solving Programs Under Way

The Downtown-Waterfront Urban Renewal Program is about to go into execution. The accompanying site plan (Figure 3) shows what has been planned for this area by the Redevelopment Commission.

The Chamber of Commerce has taken and continues to take an active part in encouraging the interest and involvement of the downtown merchants in the renewal effort.

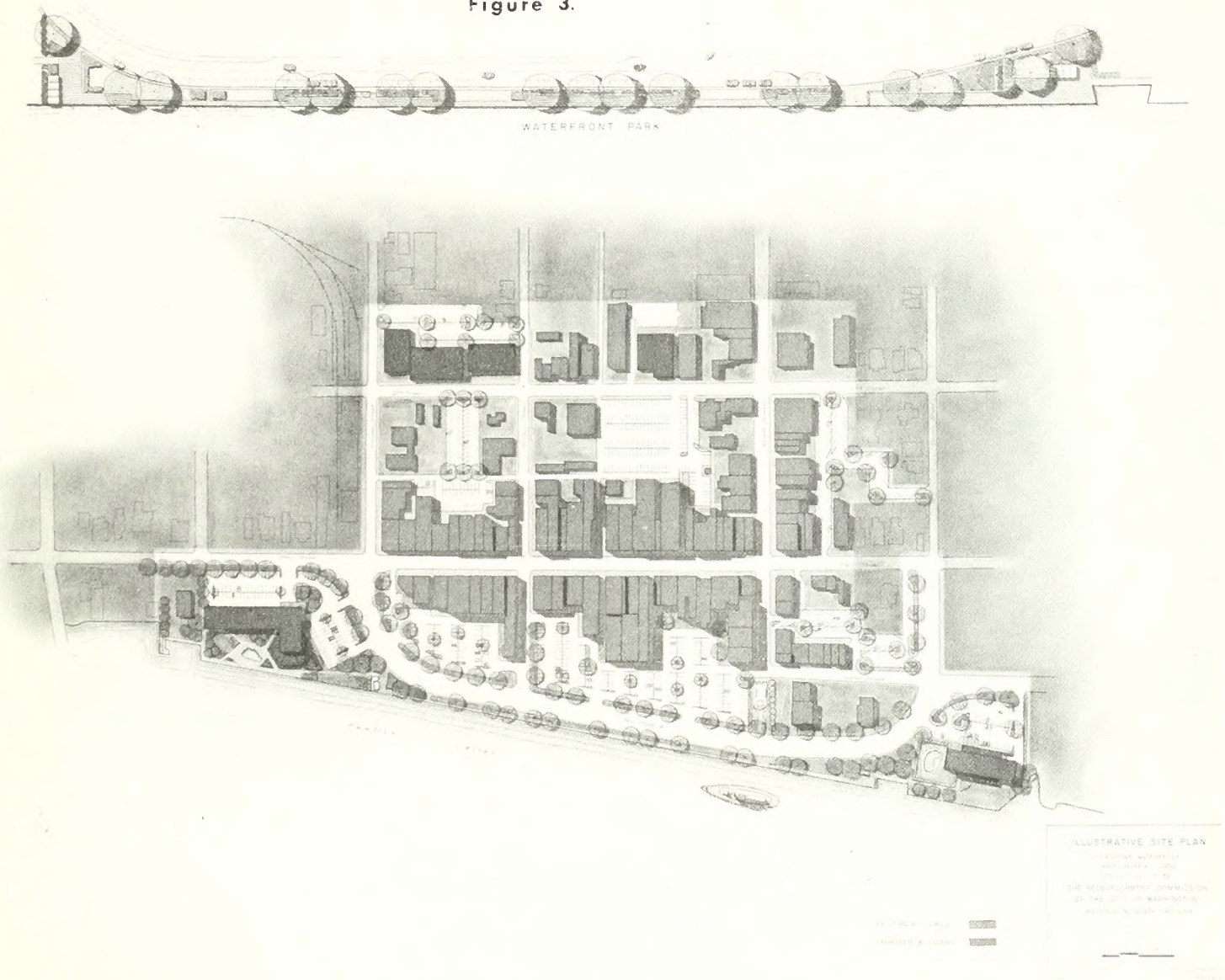
Suggestions for Additional Action

The proposed urban renewal plan will remedy most of the deficiencies noted above. As this plan is carried out, we urge that careful consideration be given to the following:

Preservation and adaption to new uses of fine, historic buildings such as the Beaufort County Courthouse and early waterfront structures. Completely remodeled, the old Courthouse might provide excellent close-in office space and a good small downtown meeting hall. As suggested above, waterfront restaurants and specialty shops are clearly indicated as desirable reuses for riverfront buildings.

New approaches to merchandising and some rethinking of old attitudes on the part of local businessmen must accompany physical renewal of the central business district if the total effort to to achieve maximum payoff for the City of Washington in competing with neighboring communities for local trade. The need for aggressive and progressive merchandising techniques is obvious to growth-minded firms. Less obvious may be the importance of working toward total community development to build a strong market for the product or service to be sold downtown or in any other part of the community. All of Washington's businessmen have a high stake in the renewal and re-development of the entire city.

Figure 3.





FACTS ABOUT THE EAST RIVERFRONT NEIGHBORHOOD

LAND

Area: 180 acres or 13% of the city total.

PEOPLE

Total population: 1640 or 17% of the city total.

Nonwhite population: 135 or 3% of the city total and 8% of the population of the neighborhood.

HOUSES

All dwelling units: 637 or 20% of the city total. Of these, 238 or 37% are owner-occupied. For the city as a whole the average rate of owner-occupancy is 41%.

Substandard dwelling units: 138 or 13% of the city total and 22% of all dwelling units in the neighborhood, as compared to a 34% substandardness rate for the city. Of these, 118 are deteriorating and 20 dilapidated.*

Average house value is \$7,500 as compared to the city average of \$8,500.

Average monthly rent is \$34, just \$1 over the city average.

Residential density: 3.5 dwelling units per acre.

SOCIAL PROBLEMS (July 1965 - June 1966)

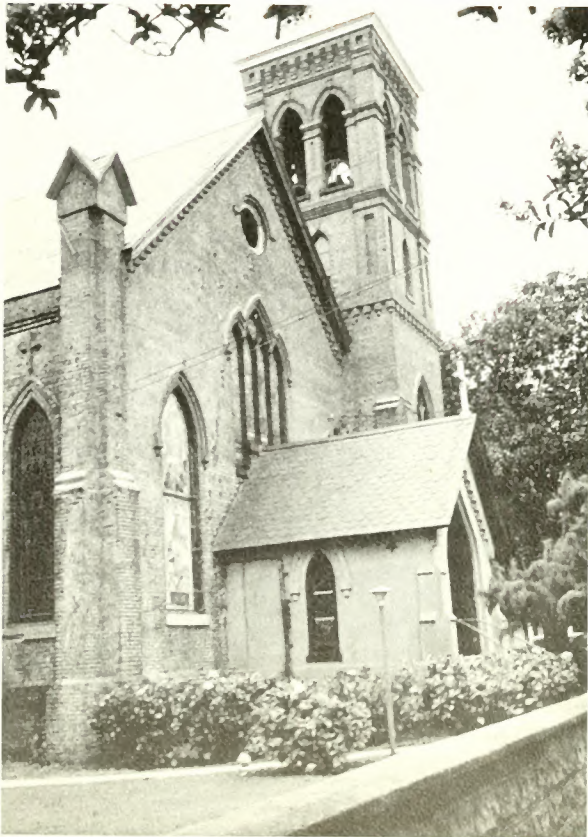
Arrests: 94 or 16% of the planning area total.

Fires: 18 or 14% of the planning area total.

Welfare cases: 58 or 15% of the planning area total.

Health problems: 6 or 8% of the planning area total.

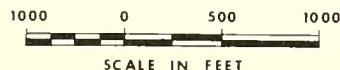
* N.B. The East Riverfront Neighborhood is a portion of the East End Urban Renewal Project Area (NCR-31). In this total Project Area 206 structures are to be demolished and 538 are to be rehabilitated. Of these, 94 have been brought up to standard and 120 are being worked on. The Redevelopment Commission has purchased 107 structures for clearance in the East Riverfront Neighborhood.



EAST RIVERFRONT NEIGHBORHOOD

- Arrests
- Fires
- Welfare Cases
- Health Problems

1. WASHINGTON HIGH SCHOOL
2. HARVEY STREET SCHOOL
3. JOHN SMALL JR. HIGH SCHOOL
4. HISTORICAL RESIDENCES
5. JOSEPHUS DANIEL'S BIRTHPLACE
6. CHARLOTTE STREET RECREATION CENTER
7. NATIONAL GUARD ARMORY



THE EAST RIVERFRONT NEIGHBORHOOD

Large, fine old homes and churches near the river, moderate income housing at the center, and a cleared slum in the northern sector compose the historic East Riverfront Neighborhood, which is clearly bounded by the Pamlico River, Jack's Creek Park, and the campus of the Washington High School. The Central Business District and Market Street constitute

less definitive boundaries to the west.

Assets

Much of the neighborhood is substantial, well maintained, and attractive. Many of Washington's business and professional families make their homes here, but few of these are young families.

The worst blight has been cleared. Rehabilitation of run-down, but salvageable structures is under way. Except for the riverfront, the entire neighborhood is included in the extensive East End Urban Renewal Project Area.

A number of historical landmarks, located in this neighborhood, present opportunities for organized preservation efforts. Among these are several of the oldest houses in the city (a cannon ball from the Civil War siege is imbedded in the walls of one of these); many fine examples of 19th Century architecture; historic old St. Peter's Church; the tomb of Col. James Bonner, Washington's founder; and the birthplace of Josephus Daniels.

The East Riverfront Neighborhood contains a grade school and junior and senior high schools, as well as several of the city's oldest and finest churches. The Charlotte Street Recreation Center is another important neighborhood asset; and the proposed Jack's Creek Park and enlarged school compuses to be built on land cleared by the Redevelopment Commission will soon provide plentiful park space. The neighborhood's riverfront location is an unused asset which could be put to great advantage.

Close proximity to the Central Business District and the availability of a large amount of cleared urban renewal land should make the neighborhood attractive for new development.

Liabilities

Many neighborhood weaknesses have been recognized and are being remedied through renewal. Others, less easily dealt with, require more study and attention.

With the neighborhood's decline and the movement to the suburbs of Washington's younger business and professional families, some of the older homes (a valuable community resource) are being occupied by less affluent families with insufficient means to maintain them adequately.

Blight, low income, and a high incidence of social problems characterize the several blocks between 5th and 9th Streets east of Market. This area (where most of the problems of the East Riverside Neighborhood are concentrated) is included within the renewal project, but it has not been given special emphasis and relatively little corrective action has been thus far proposed.

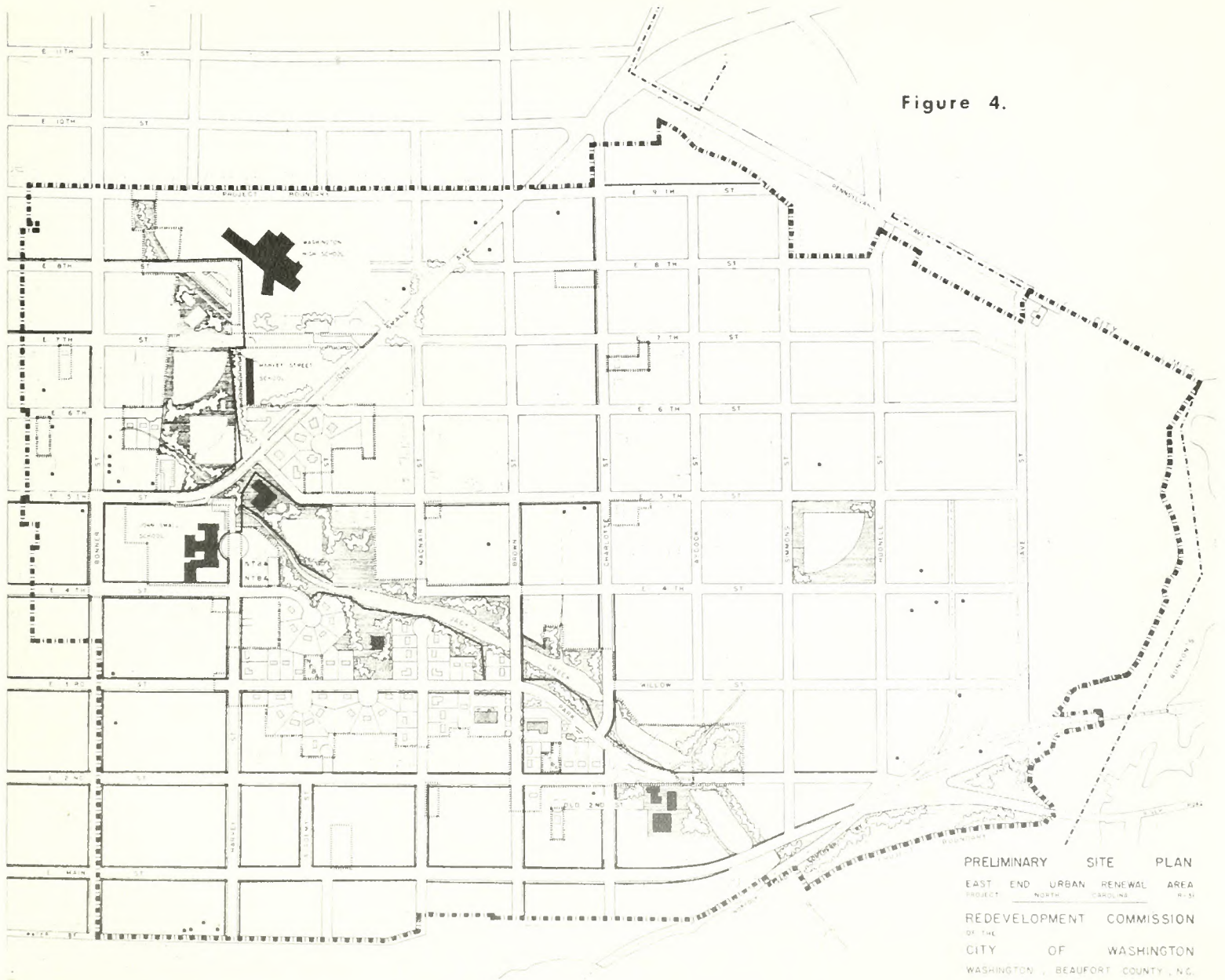
The Norfolk and Southern Railroad runs along the southeast border of this neighborhood. A few railroad-oriented industries are located here along the riverfront. These are unattractive and inappropriate to the predominately residential area in which they are set, and constitute an unfortunate blighting influence.

Special Problem-Solving Programs Under Way

The East End Urban Renewal program, in execution since November 1964, is eliminating, through clearance and rehabilitation, much of this neighborhood's most severe blight. Needed street improvements have been made in conformance with the renewal plan (see Figure 4).

The Redevelopment Commission is conducting a housing code enforcement campaign as part of its rehabilitation and conservation activities in the neighborhood. Since the inspection program began in April 1965, all residences have been inspected once and the required second round is almost complete.

Figure 4.

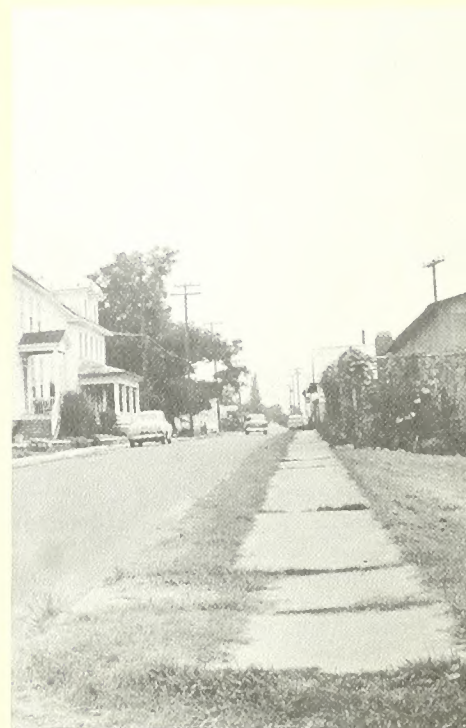
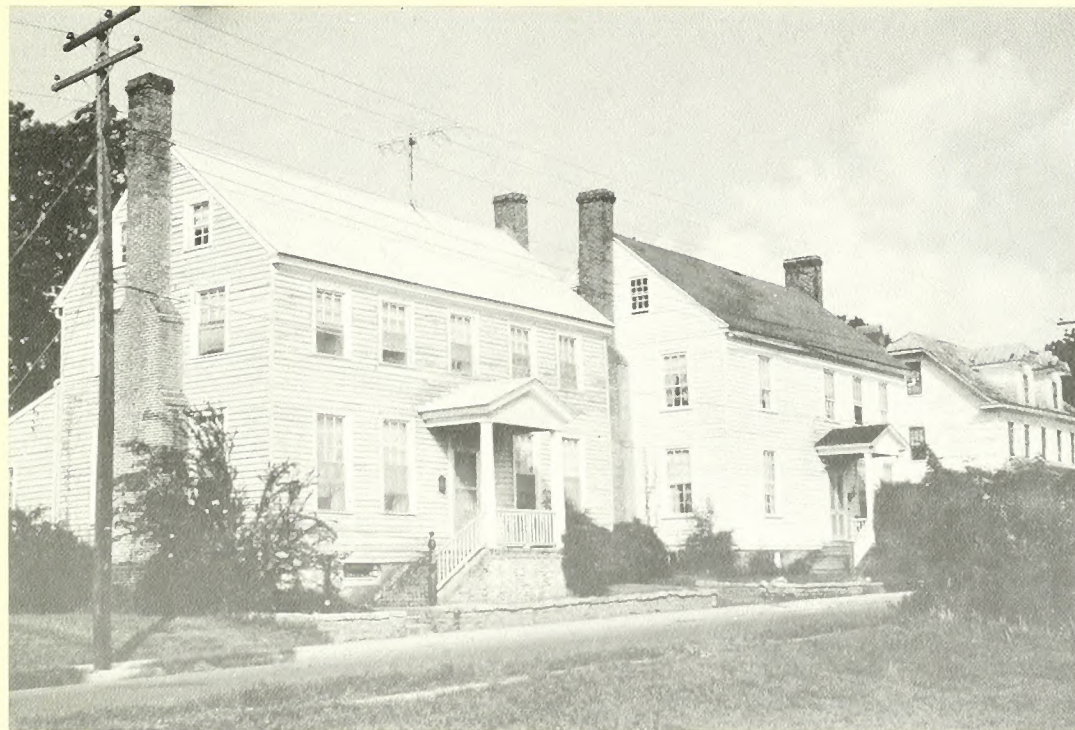


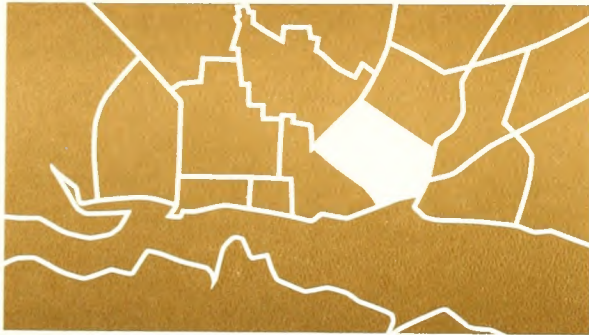
Suggestions for Additional Action

Rehabilitation of worthwhile, run-down structures, clearance of what is beyond repair, and prevention of blight are necessary for bringing the East Riverside Neighborhood up to an acceptable standard and keeping it there. This is being accomplished in much of the neighborhood through the efforts of the Redevelopment Commission. But there are portions of the neighborhood in need of renewal (and not so scheduled) which, untreated, will have a continuing blighting effect on the neighborhood as a whole. Industrial uses, carry-over of an earlier day, are no longer necessary or desirable in this predominantly residential district. The lumber mill and warehousing activities along the railroad should, if at all possible, be relocated to more appropriate locations in an industrial zone. This would open up the riverfront for development to enhance the attractiveness of the neighborhood.

Within the renewal area, the special problem blocks at the northwest corner, between 5th and 9th Streets, apparently need more intensive treatment than has been thus far prescribed. In particular, the high incidence of social problems suggest that, beyond physical renewal, concentrated human renewal efforts are called for.

Preservation of the many fine old residences in this neighborhood should be promoted as a matter of public policy. When the renewal is completed, the neighborhood should again become a most desirable place to live. Young families should be encouraged to build new residences on cleared land, and to preserve and restore the comfortable large old houses.





FACTS ABOUT THE EAST WASHINGTON NEIGHBORHOOD

LAND

Area: 248 acres or 18% of the city total.

PEOPLE

Total population: 1440 or 15% of the city total.
Nonwhite population: 100 or 3% of the city total
and 7% of the population of the neighborhood.

HOUSES

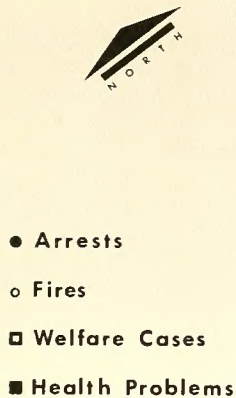
All dwelling units: 452 or 14% of the city total.
Of these, 242 or 54% are owner-occupied. For the
city as a whole the average rate of owner-occupancy
is 41%.
Substandard dwelling units: 82 or 8% of the city
total and 18% of all dwelling units in the neigh-
borhood as compared to a 34% substandardness rate
for the city. Of these, 66 are deteriorating and
16 dilapidated.*
Average house value is \$7,500 as compared to city
average of \$8,500.
Average monthly rent is \$41 as compared to city
average of \$33.
Residential density: 1.8 dwelling units per acre.

SOCIAL PROBLEMS (July 1965 - June 1966)

Arrests: 45 or 8% of the planning area total.
Fires: 17 or 14% of the planning area total.
Welfare cases: 26 or 7% of the planning area total.
Health problems: 3 or 4% of the planning area total.

* N.B. The East End Neighborhood is a portion of the
East End Urban Renewal Project Area (NCR-31). In this
total Project Area 206 structures are to be demolished
and 538 are to be rehabilitated. Of these, 94 have
been brought up to standard and 120 are being worked
on. The Redevelopment Commission has purchased 53
structures for clearance in the East End Neighborhood.

EAST WASHINGTON NEIGHBORHOOD



1. HAVEN'S GARDENS PARK
2. MUNICIPAL BOAT LANDING
3. KUGLER ATHLETIC FIELD
4. HARVEY STREET SCHOOL
5. WASHINGTON HIGH SCHOOL



THE EAST WASHINGTON NEIGHBORHOOD

Washington's major "blue collar" residential area, the East Washington Neighborhood, is bounded by John Small Avenue on the north, Pennsylvania Avenue on the east, Runyon's Creek and the Pamlico on the south, and Jack's Creek on the west.

Assets

There is a good community of interest in this

neighborhood which is fairly homogeneous socially and economically.

East Washington is well served by shopping and service facilities along John Small Avenue. Convenience shops are scattered through the area.

The industrial district in the eastern sector is well located for providing close-to-home employment opportunities.

The East End Urban Renewal program, which takes in this entire neighborhood, is eliminating most of the blighted conditions.

Haven's Gardens, the City Board Landing, Kugler Athletic Field, and the proposed Jack's Creek Park provide good recreational facilities for neighborhood residents.

The extensive waterfront in this neighborhood has been developed for recreational use along the Pamlico, and the renewal plan proposes park development along the banks of Jack's Creek. The land fronting on Runyon's Creek remains an unexploited resource.

Liabilities

Many of the houses in this neighborhood were poorly built to begin with and time has done nothing to improve them. Clearance is clearly prescribed and the Redevelopment Commission is accomplishing this job. On the other hand, some run-down but substantial dwellings remain in the area now zoned for industry. While they are scheduled for rehabilitation, relocation seems more appropriate.

Scattered, small, light industries, such as garment factories, presently constitute a blighting influence on this neighborhood. Such plants need not damage a residential area if they are attractive and well-maintained at standards at least as high as neighboring structures.

Special Problem-Solving Programs Under Way

The East End Urban Renewal Project is revitalizing this neighborhood (see Figure 4). As part of this program, the Redevelopment Commission is conducting a housing code enforcement campaign. Since the inspection program began in April 1965, all residences

have been inspected once and the required second round is almost complete.

Suggestions for Additional Action

In addition to renewal action in progress or contemplated, attention should be given to the problem of inappropriate residential use in industrial districts and the need to improve the appearance of small factories now blighting otherwise sound residential blocks.

The development of a riverside park - nature trail along Runyon Creek is recommended as suggested in the recreation report now in preparation for the City of Washington by the Department of Conservation and Development.



WASHINGTON HEIGHTS

WASHINGTON HEIGHTS

Washington Heights is an urban renewal project area slated for total clearance, much of which has been accomplished. Few people live here any longer. The entire story of this neighborhood lies in its potential as an attractive, pleasant, and a desirable place to live.

Assets

Washington Height's greatest asset is that it is almost empty -- ready for a new life, an opportunity which few neighborhoods achieve. It is well located with good access to the rest of the city and the county by means of Highway 264, which intersects it, and the proposed improved loop road of Hudnells - Twelfth - Fifteen Streets.

The new East End Elementary School, built on cleared land, makes the neighborhood attractive for families with young children.

Frontage within the neighborhood on Runyon's Creek offers good potential for development as a waterside park and nature study area, as proposed in the recreation report currently in preparation for the City of Washington by the Department of Conservation and Development.

The neat and attractive public housing project represents a considerable public investment in new housing for the neighborhood.



- Arrests
- Fires
- Welfare Cases
- Health Problems
- Public Housing

1. EAST END ELEM. SCHOOL
2. PARK (UNDER DEVELOPMENT)



Public housing, adjoining private housing for low-income families, and some new subdivision-type development in the northern part of the neighborhood (Pamlico Village along Highland Drive) constitutes the only residences now situated in Washington Heights. Active participation of the occupants of these dwellings in the further development of the neighborhood could be a valuable asset.

Liabilities

The challenge of vacant developable land is a hazard as well as an asset. Poor development can result as (or more) readily than good development. But in this case, with the efforts of the Redevelopment Commission, Planning Board and City Council bent toward creating a good new neighborhood, success appears assured.

Half of the neighborhood is presently outside the city limits. Lack of jurisdiction and the absence of municipal services in the outside section will hamper coordinated development of the total neighborhood.

Special Problem-Solving Programs Under Way

The Washington Heights urban renewal program is extensive. All substandard residences in the area have been purchased. Plans have been developed for new streets, utilities and services to serve the proposed new neighborhood (see Figure 5).

During the fall of 1965 and the spring of 1966, the Beaufort County Home Demonstration Agent conducted a series of home demonstration classes (covering such topics as house-keeping techniques, sewing, cooking, and gardening). Tenants were required to attend introductory classes held before the new housing units were occupied. Initially

conceived as a continuing program, this effort has been abandoned for the time being in the face of waning interest on the part of housing project residents, the press of other work on the County Agent, and some difficulties in coordination between the Agent and the Local Housing Authority.

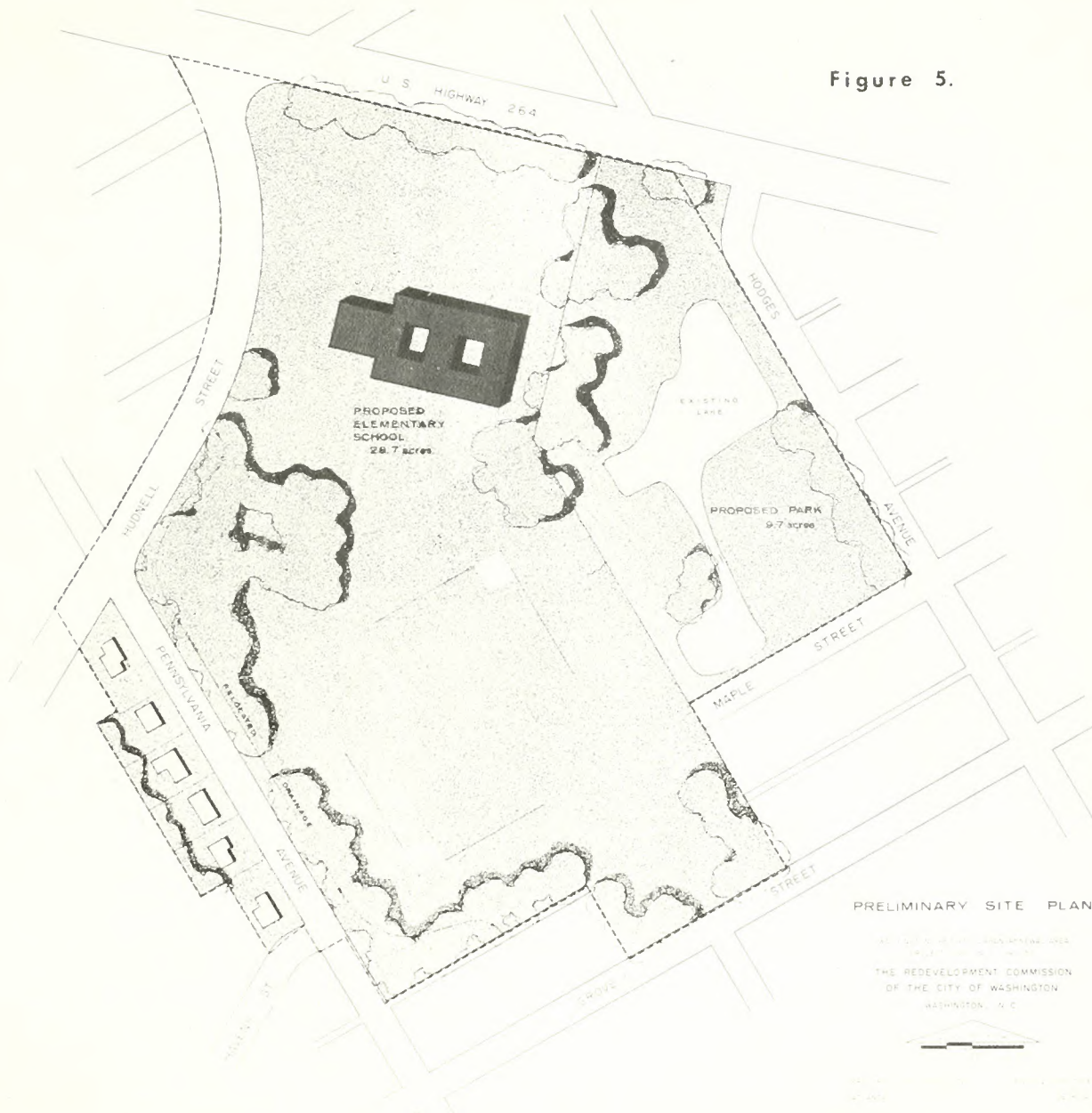
Suggestions for Additional Action

Consideration should be given to the desirability of annexing the section of Washington Heights now outside the city limits to facilitate successful coordinated development of the total neighborhood with full city services.

Development of park facilities in this neighborhood (as recommended in the Conservation and Development recreation report) should be carefully considered.

Serious consideration should be given to the desirability of developing a neighborhood shopping center complex.

Figure 5.





FACTS ABOUT THE NORTHSIDE NEIGHBORHOOD

LAND

Area: 185 acres of 13% of the city total.

PEOPLE

Total population: 1734 or 17% of the city total.
Nonwhite population: 30 or less than 1% of the city total and less than 2% of the population of the neighborhood.

HOUSES

All dwelling units: 528 or 17% of the city total. Of these, 374 or 71% are owner-occupied. For the city as a whole the average rate of owner-occupancy is 41%.

Substandard dwelling units: 41 or 4% of the city total and 8% of all dwelling units in the neighborhood as compared to a 34% substandardness rate for the city. Of these, 36 are deteriorating and 5 are dilapidated.

Average house value is \$11,850 as compared to the city average of \$8,500.

Average monthly rent is \$46 as compared to the city average of \$33.

Residential density: 2.9 dwelling units per acre.

SOCIAL PROBLEMS (July 1965 - June 1966)

Arrests: 10 or 2% of the planning area total.

Fires: 9 or 7% of the planning area total.

Welfare cases: 7 or 2% of the planning area total.

Health problems: 3 or 4% of the planning area total.



NORTHSIDE NEIGHBORHOOD



THE NORTHSIDE NEIGHBORHOOD

Northside is a comfortable, middle-class neighborhood. Its structures range in age from some turn-of-the-century buildings

bordering the Downtown to brand new houses in the most recently annexed subdivisions. This neighborhood has fewer problems than any other, and, hence, the most to lose if blight is allowed to develop and spread.

Assets

Most of Northside's residences are sound, in good condition, on adequate lots. Substantial churches serve a neighborhood of stable families with comfortable incomes.

The medical center complex, consisting of Beaufort County Hospital and adjacent professional offices and a small shopping center, constitutes a strong asset. Construction is about to begin on the Tidelands Regional Mental Health facility and expansion of the hospital.

The Oakdale Park and Recreation Center provides recreation to the neighborhood.

Liabilities

With neglect, some of the older houses close to Downtown are beginning to show their age, warning of incipient blight.

Some of the newer residential areas, built before the adoption of zoning and subdivision regulations, are overcrowded on undersized lots.

Some undesirable mixed land uses (scattered offices among residences and light industry along John Small Avenue) are located in the neighborhood.

A general indifference to emerging problems in the neighborhood itself and the adjoining West End Neighborhood is apparent. There is no neighborhood organization to stimulate or serve as a focal point for such interest as might exist.

Special Problem-Solving Programs Under Way

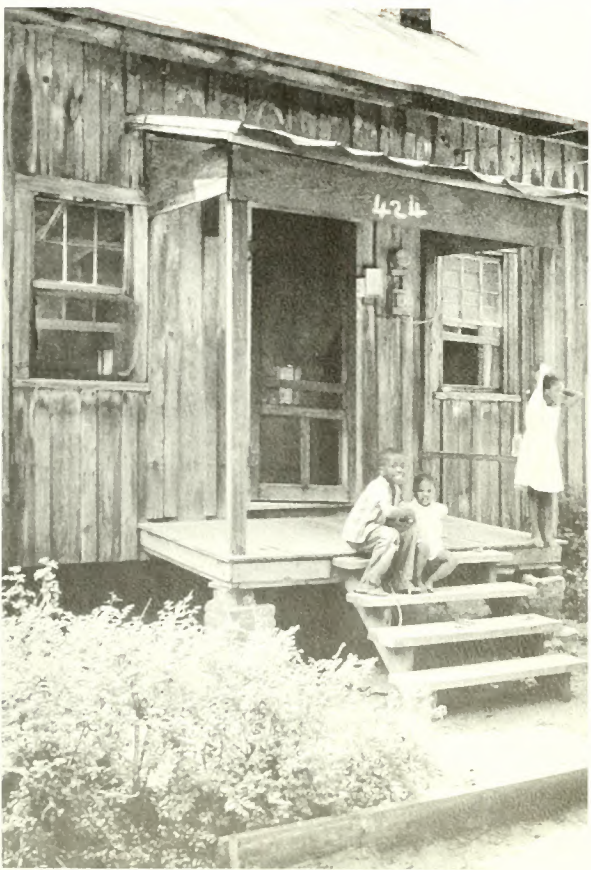
Northside has been assigned third order priority in the city's housing code enforcement program.

Suggestions for Additional Action

Blight prevention is of utmost importance if the Northside Neighborhood is to continue to be a pleasant place to live and to hold its advantage as the most problem-free neighborhood in the city. This can be accomplished by promoting a neighborhood organization to combat blight. With the relatively small code enforcement job to be done here, if an effective neighborhood organization is formed, consideration should be given to expediting initiation of code enforcement to complement the efforts of the neighborhood group. With adequate blight prevention, the Northside Neighborhood should continually renew itself, forestalling the need for extensive urban renewal action.







FACTS ABOUT THE WEST END NEIGHBORHOOD

LAND

Area: 360 acres or 26% of the city total.
Assessed valuation (all real property): \$1.3 millions or 13% of the city total.

PEOPLE

Total population: 3080 or 31% of the city total.
Nonwhite population: 2571 or 65% of the city total and 83% of the population of the neighborhood.

HOUSES

All dwelling units: 875* or 27% of the city total.
Of these, 235 or 27% are owner-occupied. For the city as a whole the average rate of owner-occupancy is 41%.
Substandard dwelling units: 571 or 52% of the city total and 65% of all dwelling units in the neighborhood. Of these, 456 are deteriorating and 115 dilapidated.
Average house value is \$6,500 as compared with the city average of \$8,500.
Average monthly rent is \$24 as compared to the city average of \$33.
Residential density: 2.4 dwelling units per acre.

SOCIAL PROBLEMS (July 1965 - June 1966)

Arrests: 339 or 58% of the planning area total.
Fires: 47 or 38% of the planning area total.
Welfare cases: 239 or 62% of the planning area total.
Health problems: 56 or 89% of the planning area total.

COSTS OF SELECTED LOCAL GOVERNMENTAL SERVICES (July 1965 - June 1966)**

About 13% of the city's property tax revenues derives from the West End Neighborhood, while, of municipal expenditures, 53% of the Police Department budget and 21% of the Fire Department budget may be attributed to this area. And, of county expenditures in the City of Washington, approximately 60% of Welfare Department outlays and 42% of Health Department appropriations find their way into homes in this area.

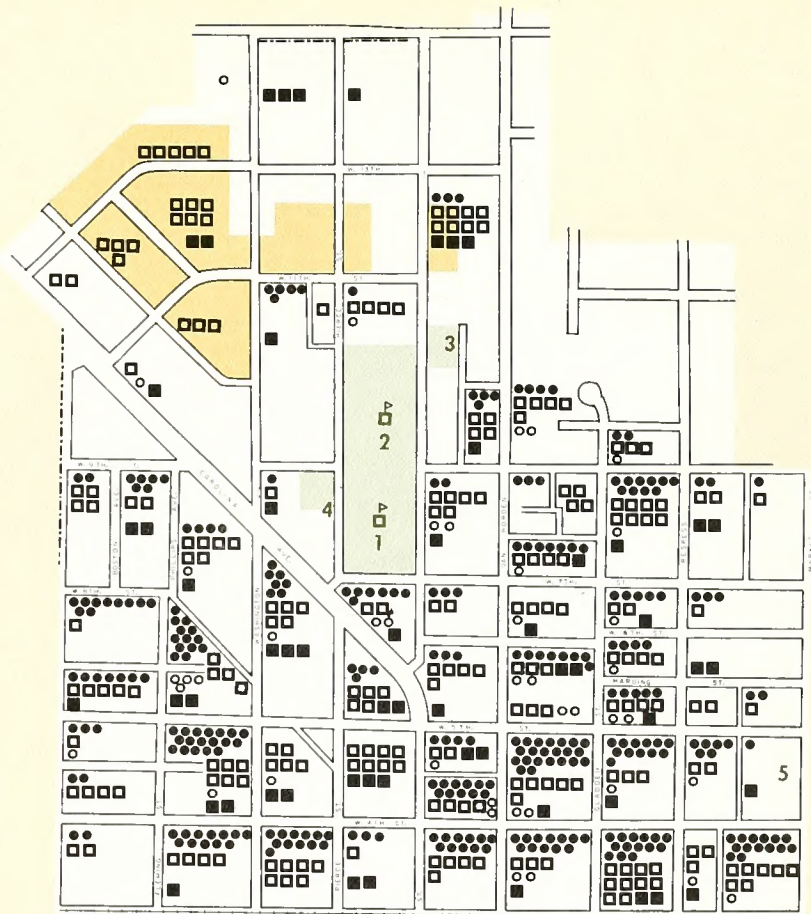
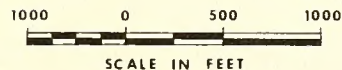
* Since 1960, 115 new public housing units have been built in this neighborhood.

** See Appendix for methods used in calculating these percentiles.

WEST END NEIGHBORHOOD

- Arrests
- Fires
- Welfare Cases
- Health Problems
- Public Housing

1. WASHINGTON ELEM. SCHOOL
2. P. S. JONES HIGH SCHOOL
3. RECREATION CENTER
4. BRANCH LIBRARY
5. FIRE STATION



THE WEST END NEIGHBORHOOD

Most of the problems of the City of Washington are concentrated in the West End Neighborhood which is home to two-thirds of the community's Negro population and contains more than half of the city's substandard housing. One-fourth of Washington's area, this neighborhood is the source of only 13%

of its property tax revenue, and even that is hard to come by with a relatively high rate of tax delinquency. Public expenditures attributable to this neighborhood greatly exceed its tax-paying capacity. Of municipal expenditures, 53% of the Police Department budget and 21% of the Fire Department budget may be allocated to West End. Of county expenditures in the City of Washington,

approximately 60% of Welfare Department outlays, and 42% of Health Department appropriations find their way into homes in this area.

Assets

West End is well located, adjacent to the central business district, with good access to all major thoroughfares in and out of the city. Much of the labor force of suburban or outlying industries (in particular, the Texas Gulf Sulphur Aurora operations) lives in this neighborhood, which is very convenient to them.

There is a strong community of interest in this neighborhood, where people share many of the same cultural, social, and economic attributes and attitudes, as well as common constraints and problems.

West End is very much alive in a variety of ways. Many new homes have been built here during the last few years, under both public (115 units) and private (37 units since 1963) auspices. It contains many informal, well-patronized social centers. The West End General Neighborhood Renewal Area makes up more than half of the West End Neighborhood. Renewal is scheduled to take place in stages over a ten-year period.

There is a strong resident leadership nucleus vitally concerned with neighborhood problems.

Liabilities

There is latent menace to the health, safety, and welfare of the total Washington community from the West End Neighborhood with its concentrated problem population crowded into unhealthy and inflammable houses.

As shown on the accompanying map, social problems abound in West End. During the fiscal year just past, more than three-fourths of the health problems and two-thirds of the welfare cases of the Washington community were located in this section. And more than half of the people arrested for criminal acts lived here. During 1965, three of the seven major fires that took place in and around Washington occurred in West End.

Local educators report low educational attainment and a high drop-out rate among West End residents. It is estimated that 50% of the youngsters who enter the first grade drop out before high school graduation.

Poor education deprives many of West End's residents of the good job opportunities opening up in Washington, and, in general, the West End Neighborhood has a higher rate of unemployment and underemployment than the remainder of the city.

Two-thirds of the dwelling units in the neighborhood are substandard. Many residences were built to inadequate standards, so that much of the housing stock in the neighborhood is not worth repairing.

There is considerable overcrowding in West End. Houses sit on undersized lots, with little or no yard space, in many places just a few feet apart. Light, air, and privacy are missing from these unsanitary homes.

Streets are narrow, ill-lighted, and frequently unpaved. Litter, junk, and filth abound, testifying to municipal neglect in this section.

Absentee ownership is high in West End, one explanation for the high degree of neglect.

The Renewal Area omits several blocks west of Carolina Avenue and Bridge Street which have the highest incidence of social disorder in the neighborhood. The blocks east of Carolina Avenue below 5th Street scheduled for renewal many years from now also show a very high concentration of problems.

Institutions, such as churches, civic clubs, and private social agencies, which traditionally take on responsibility for dealing with massive social problems, are apparently not coming to grips with difficulties in West End; and, as the responsible public agency, the County Welfare Department, with its limited staff and budget, can give little special attention to this potential tinder box.

Problem-Solving Programs Under Way

The 169-acre West End General Neighborhood Renewal Area takes up about half of the West End Neighborhood (see Figure 6). Renewal action is scheduled over a ten to twelve year period that should commence in the coming year.

New public housing (115 units) has been built in this neighborhood. And in conjunction with this, homemaking education has been provided by the County Home Demonstration Agent.

The city Recreation Department conducts a year-round program, including kindergarten and nursery school classes, in the West End Neighborhood.

The city recreation facility adjacent to the public housing development is scheduled for renovation and expansion with federal funds provided by the Housing Assistance Administration.

Special education programs for culturally deprived children (ESEA and Head Start) concentrate in this neighborhood.

The Mayor's Neighborhood Study Committee conducted a seminar on juvenile delinquency in the spring of this year with discussion centered around youth problems in the West End. As a result of this the City Council appointed a Youth Committee charged with further study of the situation to develop recommendations for action.

In the section outside the General Neighborhood Renewal Area, the city housing code enforcement program has been given first and second order priority. Within the renewal area, inspection and code enforcement is to be handled by Redevelopment Commission staff.

Suggestions for Additional Action

Suggestions offered in the first part of this report for total renewal, which builds in substantial human renewal emphasis, are more relevant to West End than to any other neighborhood studied.

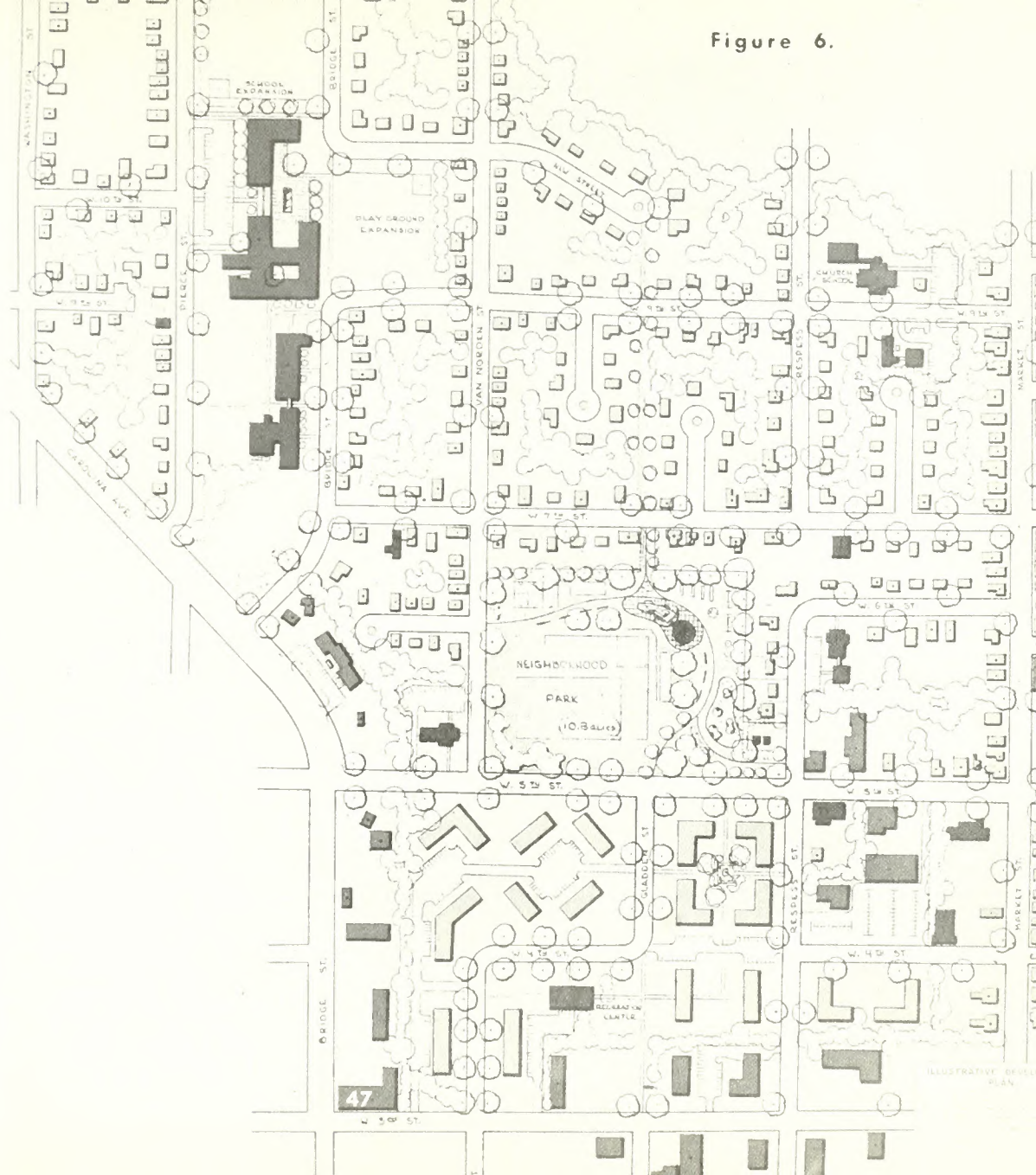
Many kinds of human development programs are needed, including stepped-up health services and public health education, day care and additional educational opportunities for children, special efforts to keep young people in school and to prevent juvenile delinquency, various types of adult education (including basic literacy, vocational training, and training in homemaking skills), intensive social casework for multi-problem families, and job development and placement services for adults.

For these new programs to have the greatest impact, they should be offered from a close-to-home location -- a neighborhood center in the West End Neighborhood which could also serve as a meeting place for residents, where their participation in the total community improvement effort would be encouraged. To finance the construction of such a facility or the refurbishing of an existing structure to serve this purpose, the possibility of securing a Neighborhood Facilities Grant under Section 703 of the Housing and Development Act of 1965 should be explored. In making such grants, the federal government is giving priority to communities with community action agencies carrying on anti-poverty programs under the Economic Opportunity Act of 1965. For this, and other reasons, consideration should be given to the pros and cons of establishing such an agency in connection with a total renewal program.

In view of the findings of this study, showing an extremely high incidence of social disorders in the area west of Carolina Avenue and Bridge Street and east of Carolina Avenue below 5th Street, every effort should be made to enlarge the Renewal Area to take in the first section and to speed up the scheduled program to reach the second as soon as possible.



Figure 6.





FACTS ABOUT THE TAYLOE-SOMERSET NEIGHBORHOOD

LAND

Area: 300 acres (163 within the city limits)

PEOPLE

Total population (within city limits*): 378 or 4% of the city total.

Nonwhite population (within city limits): 10 or less than a third of one percent of the city total and 3% of the population of the neighborhood.

HOUSES

All dwelling units (within city limits*): 109 or 3% of the city total. Of these, 55 or 53% are owner-occupied. For the city as a whole, the average rate of owner-occupancy is 41%.

Substandard dwelling units (within city limits): 40 or 4% of the city total and 40% of all dwelling units in the neighborhood as compared to a 34% substandardness rate for the city. Of these, 19 are deteriorating and 21 dilapidated.

Average house value is \$8,500, the same as the city average.

Average monthly rent is \$36 as compared to city average of \$33.

Residential density: .7 dwelling units per acre.

SOCIAL PROBLEMS (July 1965 - June 1966)

Arrests: 0

Fires: 10 or 8% of the planning area total.

Welfare cases: 0

Health problems: 0

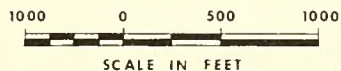
*Approximately 50 people live in about a dozen houses in the balance of this area which also contains the Tayloe Elementary School in the northern sector and a sewage treatment plant in the southern sector.

TAYLOE - SOMERSET NEIGHBORHOOD



- Arrests
- Fires
- Welfare Cases
- Health Problems

1. TAYLOE ELEM. SCHOOL
2. ATHLETIC FIELD



TAYLOE-SOMERSET NEIGHBORHOOD

A mixed bag of rail and highway industrial uses, municipal facilities (sewage treatment plant, electric substation, and ball park), warehousing, housing, a grade school, and vacant land makes up the Tayloe-Somerset

Neighborhood.

Assets

The neighborhood has a good supply of vacant land, expansion room suitable for both industrial and residential use.

Many attractive new homes are situated in the area north of Fifth Street. The young families who live in these houses represent a valuable leadership resource for the neighborhood.

The new Tayloe Elementary School and its surrounding campus form an attractive nucleus around which the neighborhood can build.

Liabilities

A substantial proportion of the housing (40%) is substandard. Much of this is located south of Fifth Street in the older area, presently zoned for industrial use. In addition to the housing, this area contains a few old warehouses, but no new plants have been built in the extensive industrial zone.

Unpaved streets are numerous.

The total absence of convenience shopping facilities hampers the neighborhood's growth.

Special Problem-Solving Programs Under Way

The neighborhood includes first and second priority housing code inspection areas. Inspection and correction of substandard conditions is in progress.

Suggestions for Additional Action

A substantial proportion of the land in this neighborhood is zoned for industrial use. This is the largest industrial zone in the Washington Planning Area. Nevertheless, the several new plants that have recently chosen to locate in Washington have selected sites in other locations. Reappraisal of this zoning designation appears to be in order. If, despite recent experience, industrial

zoning continues appropriate for this land, consideration should be given to initiation of an industrial renewal program and the possibility of developing an industrial park on the land now occupied by much of the substandard housing.

The possibility of forming a neighborhood organization to build a sense of neighborhood and an increased awareness of its problems on the part of newer residents (enterprising young families who could accomplish much in the way of neighborhood up-grading) should be explored.

To insure the neighborhood's proper growth around its school and park center, adequate subdivision planning and a coordinated scheme for the undeveloped area should be required before the vacant land is further built upon.

THE SUBURBS

Located within the planning area but outside the corporate limits are Washington's suburban neighborhoods. These are under the city's zoning jurisdiction and building permits are required before new construction can take place. All new subdivisions must be reviewed and approved before lots are developed. These controls are exercised in accordance with the Master Plan so that when the area has become urbanized and annexation takes place the transition may be easily accomplished.

Several problems common to suburban neighborhoods are a matter of considerable concern to the Washington community. These include unhealthy and ugly suburban slums (both residential and industrial), unsavory and dangerous strip commercial development, and

the need for preserving space for parks and recreation and other public uses.

Annexation is prerequisite before the city government can deal effectively with these problems. This is the major issue confronting the City of Washington in relation to the suburban neighborhoods. It is also an important concern of suburban residents. Municipal authority and know-how are needed in some instances to begin solving problems and in others to forestall the development of future problems. Ideally, for greatest economy and efficiency and so that both the city and suburban residents may know what to expect, the city should develop a well reasoned annexation plan and a firm annexation policy.



FACTS ABOUT THE WASHINGTON PARK NEIGHBORHOOD

LAND

Area: 213 acres.

PEOPLE

Total population: 574

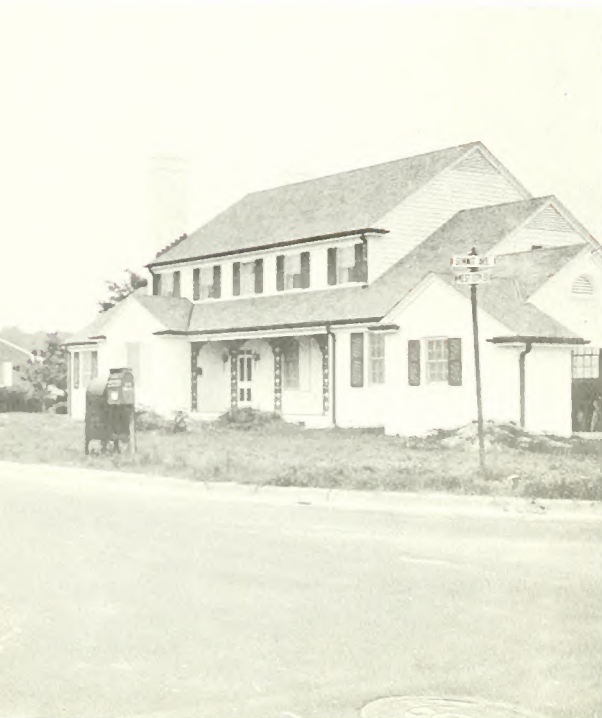
Nonwhite population: 0

HOUSES

All dwelling units: 196

Substandard dwelling units: 16 or 7% of all dwelling units in the neighborhood. For the City of Washington the substandardness rate is 34%.

Residential density: .9 dwelling units per acre.



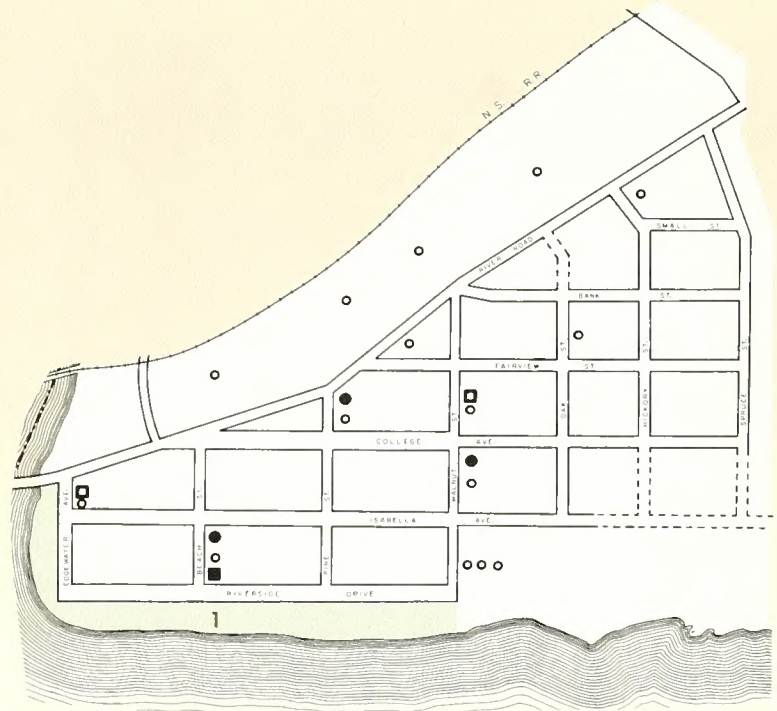
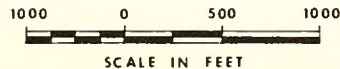
Data source, this fact sheet: North Carolina Department of Conservation and Development, Division of Community Planning. Land Use Plan, Washington, North Carolina. (Raleigh): The Department, November 1963, Tables 2 and 3.

WASHINGTON PARK



- Arrests
- Fires
- Welfare Cases
- Health Problems

1. RIVERFRONT PARK (PRIVATE)



WASHINGTON PARK

Washington Park is an independent municipality situated east of Washington across Runyon Creek. It is a community of large impressive riverfront homes built during the first quarter of this century, and newer upper and upper-middle income homes on the interior streets.

Assets

Full advantage has been taken of a beautiful setting. The riverfront park has been developed as a private, informal, open green area for the enjoyment of Park citizens, and the Riverside Drive is most attractive and scenic.

Spacious lots and beautiful homes (with only a few exceptions) add to the livability and appeal of this residential area.

Residents of Washington Park identify strongly with their community, and this sense of "belonging" is a firm foundation on which to build a strong blight prevention program.

Liabilities

Inadequate streets, narrow, sometimes unpaved, and often poorly maintained, reflect this small town's limited financial base.

Wells and septic tanks, rather than a public water supply and sewage disposal, are another result of Washington Park's independent status, as are inadequate police and fire protection.

In some areas the residential restrictions have not been enforced. As a result, shoddy houses adjoin fine residences in several locations.

Ugly strip commercial development along the River Road, which does not serve the Washington Park community, is detrimental to it.

Washington Park is beginning to fray around the edges as it grows older, but because Washington's urban renewal program cannot extend into this independent municipality, conservation action has not been considered.

Special Problem-Solving Programs Under Way

There has been little need for problem-solving in this relatively problem-free neighborhood. The town government provides minimal police protection and buys fire protection from the City of Washington, but

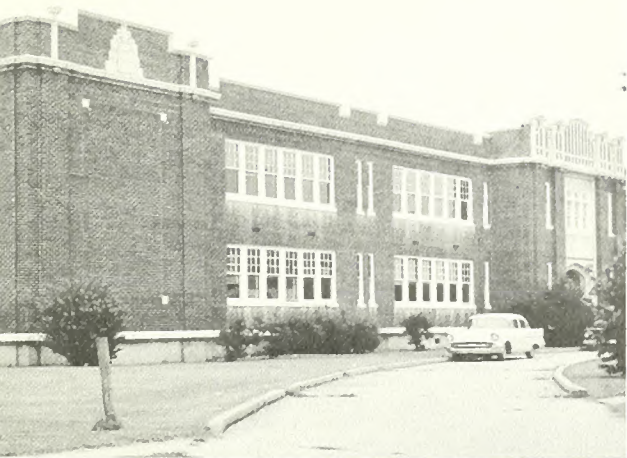
programs of building inspection, recreations, utilities, and public works are lacking.

Suggestions for Additional Action

The question of consolidation with the City of Washington deserves careful review in light of Washington Park's increasing service needs with growth and age. Consolidation would bring Washington Park residents needed public services, including fire and police protection (which would, in turn, reduce insurance rates), housing code enforcement, water and sewer services, street maintenance, and garbage collection. Most importantly, Washington Park residents would gain a voice in the government of the City of Washington, the source of livelihood for most Washington Park residents. Study of the pros and cons of consolidation is strongly recommended in the best interests of both the Washington Park community and the City of Washington.

Formation of a community improvement organization to develop a blight prevention program should be encouraged, whether or not consolidation eventually takes place.







THE HONEYPOD - RUNYON HILLS NEIGHBORHOOD

The Honeypod Farms and Runyon Hills subdivisions, directly east of Runyon's Creek, are new upper and upper middle-income residential areas. Between these new developments and the neighborhood boundaries are scattered older residences of the type frequently found in urban fringe areas. Many of them are marginal, substandard structures, housing low income families.

Assets

The natural advantages of this area are among the finest in the Washington community. The beautiful rolling countryside and a lovely creekfront have been well used in effectively developing the new subdivisions.

The new suburban residences are spacious and attractive, on large lots. Subdivision homesites are covered by deed restrictions as well as zoning, insuring that future development will be of similar quality and the prevention of overcrowding.

Conveniently located to the new East End Elementary School, the area is attractive to young families with children.

Liabilities

Some of the older and smaller houses in the neighborhood are in poor condition, in need of renovation or demolition.

Outside the city limits, the neighborhood lacks city services such as sewerage, a public water supply, and police and fire protection.

Neighborhood shopping, service and recreation facilities are inadequate, and access to the Central Business District and other sections of the city is inconvenient because of the Creek and inadequate capacity of lower Brick Kiln and River Roads.

Although the entire neighborhood is zoned for residential use, it contains a few small warehouse type facilities along the right-of-way of the Norfolk and Southern Railroad which runs along the neighborhood's southern edge.

Suggestions for Needed Action

Development of neighborhood shopping, service and recreational facilities (possibly in relation to adjoining Washington Park to the south) should be encouraged.

Ways and means of improving or eliminating substandard housing in the neighborhood should be explored.

Future development of this neighborhood should be guided with an eye to facilitating eventual annexation. It is not too soon to raise the question of when annexation should be scheduled.

HONEYPOD - RUNYON HILLS

- Arrests
- Fires
- Welfare Cases
- Health Problems



1000 0 500 1000
SCALE IN FEET



THE OUTLYING SUBURBAN NEIGHBORHOODS

West of the City

The area west of the city limits, lying be-

tween the Tar River - Kennedy Creek and U. S. Highway 17, is flat and easily developable, but except for commercial development along the Pactolus Highway (U. S. 264) and the Williamston Highway (U. S. 17) it is still largely undeveloped. Residences (farms and

homesites bordering the major highways), industrial uses, and some institutional uses are located here. In 1963, this area contained 84 dwelling units of which 8 were substandard. Only 37 of the many hundreds of acres in this section had been built upon.⁴ Unless and until industry develops in the western part of the city, creating a need for housing for workers in this area, little residential expansion is anticipated. A combination of unsightly and hazardous strip commercial development and a general shoddy untidiness along the highway make up the major blight problem here.

North of the City

The area between Runyon Creek, Highway 17 and Highland Drive (old U. S. 264), is where much of Washington's recent growth has occurred. Located here are Bennett Park, a moderate income subdivision, Smallwood, a subdivision of more expensive homes, and scattered houses of all price ranges. The new Hamilton Beach - Scoville Plant is situated in this area along with the city's airport, Warren Field. Intensive strip commercial development has taken place along Highway 17 beyond the city limits.

In 1963 only 27 of the close to a thousand acres in this suburban area had been developed for residential use. Of the 62 dwellings

then located here, one was substandard.⁵ Since that time, considerable construction has taken place, and the city annexed a substantial portion of the suburban north area in 1965 and 1966. In Colonial Heights (treated earlier in the discussion of the Northside Neighborhood) 26 houses have been built since June 1963. Eight residences have gone up in Smallwood since the start of its development in 1965; and five other houses were built in other sections of the suburban north area over the past three years.

Most new construction has been attractive, a valuable addition to the community. The Hamilton Beach Company is to be particularly commended for building a structure which enhances its neighborhood.

There are, however, certain unresolved or imminent problems. The fate of the historic Smallwood plantation home remains undecided. An effort to preserve it is recommended. The demand for new housing in the vicinity of the new Hamilton Beach plant might well lead to extensive development north of the present urban area. Here is a threat as well as a challenge. Such new development should be designed for maximum attractiveness, efficiency, and livability. Plans should incorporate provision for a full range of municipal services and for a neighborhood shopping center to serve this area.

East of the City

The eastern suburbs are located between the

⁴ North Carolina Department of Conservation and Development, Division of Community Planning, Land Use Plan, Washington, North Carolina. (Raleigh): The Department, November 1963, Tables 2 and 3.

⁵ Ibid.

Pamlico River and Highland Drive (old Highway 264) east of the city limits. The major thrust of Washington's suburban residential growth has been eastward, along and parallel to the Pamlico River. Along the riverfront, residential development is continuous to the Washington Country Club on Broad Creek, nine miles east of the city. Riverfront lots are at a premium and almost impossible to come by. Even land away from the river is becoming scarce as more and more of Washington's business and professional families move east. Most of this development is beyond the city's planning jurisdiction, but it is important to discuss since many of Washington's upper and upper-middle income people have chosen to live here rather than in or near the city.

What are Broad Creek's advantages? In Washington, as elsewhere, more and more time is being given over to recreation as working days and weeks become shorter and less demanding. Leisure time activity is often the major determining factor in residential choice. To Washington's more prosperous families, Broad Creek offers this in abundance. Golf, tennis, swimming, boating and other facilities of the Country Club and Yacht Club are literally right outside the door.

The implications for the city of the successful development of the Country Club and surrounding area are twofold. For one thing, people appear willing to forego convenience to work, shopping, and school, in exchange for easy access to recreation. The availability of recreational resources is already and will probably become increasingly important to residential location. The city must offer more recreational facilities or face continuing loss of many of its valuable citizens to distant suburbs.

A second important lesson to be learned from the growth of Broad Creek is of the importance that people attach to the waterfront and the resulting value of waterfront and close to waterfront land. There is a relatively large (but not unlimited quantity) of such land in the City of Washington. Much of this is not being put to its highest and best use. The opening of this land to controlled residential development as well as to recreational and park use and appropriate commercial development would result in markedly improving the livability of the city as a whole and its attractiveness to new business and industry.

The Honeypod - Runyon Hills neighborhood and Washington Park have been treated earlier as city neighborhoods since they have grown to the point that their problems have become urban problems. Two similar neighborhoods, Mac's Woods and North Shore, are located at some distance from the developed area of the city proper. North Shore and Mac's Woods contain about 70 dwelling units each. Houses in North Shore are in somewhat better condition than in Mac's Woods, which, however, is growing at a somewhat faster rate.⁶ The problems of these two developments -- residential and commercial blight (particularly along the River Road), mixed land uses, and nonconforming land uses -- face the city in relation to the possibility of future annexation.

⁶ Ibid. According to this source, there were 66 dwelling units (of which 8 were substandard) in North Shore and 59 in Mac's Woods (of which 20 were substandard) in 1963. Since 1963, 8 building permits have been issued for Mac's Woods and 2 for North Shore.

South of the City

The land south of the Pamlico River within Washington's planning area is, for the most part, marginal flood plain, swamp and marsh, ill suited to residential development. Some summer cottages have been built, however, on land fill dredged from river bottom or boat slips and channels.

Inland from the river is a ridge of higher land, mostly in agricultural use, on which a few residences (ranging in quality from large estates to small tenant houses) have been built. Aerial photographs, flown in 1963, showed a total of 36 residences on this land. Only one additional building permit has been issued since that time.

Commercial development south of the river on Highway 17 is intense. Many of the establishments are neat and attractive, but several are eyesores, blighting this important approach to the City of Washington.

Except for the construction of riverfront cottages, only limited development of land south of the river is to be anticipated. Since the land is unsuited to residential or commercial building, study of its potential for close-in recreational use is suggested.



appendix



ITEM 1. METHODS OF CALCULATING COSTS AND REVENUES

While figures are available for the total assessed valuation of real property in the City of Washington, totals are not separately available for the Central Business District or for any of the other neighborhoods. Nor are the figures broken down to show assessed values of different types of property in the city. For this study, estimates were required of the assessed value of real property in the Central Business District and the West End Neighborhood. These estimates were developed on the basis of a 25% sample, randomly drawn, of all properties in each neighborhood. The total book value of all real property in the City of Washington amounts to 10.1 million dollars. Our estimate for the Central Business District, as here defined, is 1.9 million dollars (or \$33,000 per acre), and 1.3 million dollars (\$3,600 per acre) for the West End Neighborhood.

It is estimated that 53% of the Police Department budget is spent in relation to the West End Neighborhood. This estimate is derived as follows:

During the fiscal year 1965-1966, operating expenditures for the Police Department amounted to slightly over \$106,000. Of this amount \$14,104 went into salaries for personnel assigned to motor and pedestrian traffic related activities. This amounts to 15.3% of all salaries and wages paid to Police Department personnel. Applying this percentage to all Police Department administrative expenses, we arrive at a figure of \$1,915 as traffic related administrative expenses. This amount added to the \$14,104 for personnel and \$1,287 of miscellaneous parking meter expense produces a total police budget of

\$17,306 for all traffic activities for the City of Washington. Assuming that Police Department traffic activities are of communitywide benefit, we allocated this expense to the West End Neighborhood on a per capita basis -- West End has 31% of the city's total population, so 31% of the police traffic expense (or \$5,382) was allocated to the West End Neighborhood.

After \$17,306 is deducted for traffic activities, \$88,811 remains in the Police Department operating budget for crime prevention and criminal law enforcement. Assuming a direct relationship between residences of arrested persons and crime prevention and criminal law enforcement activities, we allocated 57% of this amount or \$50,622 to the West End Neighborhood (57% of Washington residents arrested during the past fiscal year live in this neighborhood). Total Police Department operating expenses in the West End Neighborhood, therefore, amount to \$56,004 or 52.8% of the Police Department's operating budget for the fiscal year studied.

The Fire Department's operating budget for the same fiscal year amounted to \$50,000. Since the importance of fire protection relates directly to the value of property protected, costs were allocated in relation to assessed valuation. First, some 19% of the fire protection costs (\$9,400) was charged to the Central Business District, since this neighborhood accounts for 19% of the assessed value of all real property in the city. Remaining fire costs were distributed on a per acre basis throughout the rest of the city, the unit cost amounting to \$29.20 per acre. On this basis, \$10,512 (or 21% of the Fire Department's operating budget) was charged to the West End Neighborhood.

It should be noted that fires are more frequent in the West End Neighborhood than in other parts of the city. During 1965, some 44 minor fires or false alarms or 37.6% of all such calls and three major fires (amounting to 43% of all such fires in the city) occurred in this neighborhood. Costs per fire run, however, are relatively small compared to the cost of maintaining expensive equipment and facilities and a fire fighting force to protect the community as a whole and its high value property at the same time providing for reasonable fire insurance rates. The fire chief estimated that the cost of running equipment to all the fires that occurred in the West End Neighborhood during 1965 amounted to less than \$640.

Welfare costs were allocated to the West End Neighborhood on the basis of actual disbursements during July 1966, of funds under the Aid to Families with Dependent Children (AFDC), Aid to the Partially and Totally Disabled (APTD), and the Old Age Assistance (OAA) programs. Welfare Department Administrative expenses were charged to West End in proportion to total funds distributed in this neighborhood in relation to all such funds. On this basis 59.7% of Welfare Department expenditures in the City of Washington found their way into the West End Neighborhood.

Records of the County Health Department do not lend themselves to ready localization of expenditures as do those of the Welfare Department. Health costs were apportioned to the City of Washington and the West End Neighborhood on the basis of approximations offered by the Health Director who estimated that 1/3 to 1/2 of the County's 92 thousand dollar budget (fiscal 1965-1966) was spent to provide services for the City of Washington and that 90% of the overall budget goes for

services to indigents.

Working with these approximations, we estimated that \$38,000 of the Health budget is spent for the City of Washington of which \$3,800 goes to general health protection and \$34,200 for services to the poor. Since the West End contains 1/3 of Washington's population and approximately 2/3 of its low income population (i.e. families earning less than \$3,000 annually), 1/3 of the city's general health protection budget, or \$1,200, and 2/3 of the health services to the poor budget, or \$14,638, for a total of \$15,838 (or 42.8% of the city total) were attributed to this neighborhood.

ITEM 2. INCIDENCE OF SOCIAL PROBLEMS, BY NEIGHBORHOOD, WASHINGTON, NORTH CAROLINA,
FISCAL YEAR 1965-1966

NEIGHBORHOOD	HEALTH PROBLEMS				WELFARE CASES	FIRES (Calender 1965)		ARRESTS ^b
	Illegit- imate Births	Venereal Disease	Infant Mortality	Tuber- culosis		All	Major ^a	
West Riverfront	1	0	0	0	24	10	0	36
Central Business District	1	0	0	0	10	14	1	58
East Riverfront	0	4	2	0	58	17	1	94
East Washington	1	0	2	0	26	17	0	45
Washington Heights	1	1	0	1	21	4	0	9
Northside	2	1	0	0	7	8	1	10
West End	32	11	4	9	239	44	3	339
Tayloe Somerset	0	0	0	0	0	9	1	0
Washington Park	0	0	0	1	2	3	0	3
Honeypod-Runyan Hills	0	0	0	0	0	2	0	0
TOTALS	38	17	8	11	387	128	7	594

SOURCES: Unpublished records of County Health and Welfare Departments and City Fire and Police Departments.

^aMajor fires - Damage amounting to \$300 or more. ("All" fires include fire alarms as well minor conflagrations.)

^bArrests for all criminal offenses (excludes traffic violations).



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